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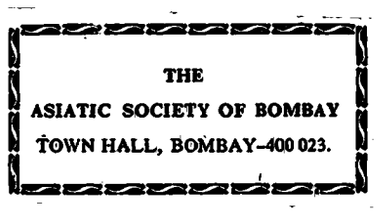

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Bombay Improvement Trust.

Administration Report

for the

year ending 31st March 1923.

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With the compliments

of

the Chairman and Trustees for the

Improvement of the City of Bombay.

To The Secretary,

The Royal Asiatic Society,

Bombay.

25/1/24

City of Bombay Improvement Trust.

ADMINISTRATION REPORT

FOR THE

YEAR ENDING 31st MARCH 1923.

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The Times Press, Bombay—J. 4661·23.

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CITY OF BOMBAY IMPROVEMENT TRUST.

Administration Report, 1922-23.

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CITY OF BOMBAY IMPROVEMENT TRUST.

BOARD OF TRUSTEES.

(*As on* 31*st March* 1923.)

		Date of first appointment to the Board.
	Chairman.	
1.	E. G. TURNER, Esq., M.A., I.C.S., J.P.	3rd January 1920.
	Ex-Officio Trustees.	
2.	Major-General H. A. V. CUMMINS, C.M.G. (General Officer Commanding, Bombay Brigade)	24th January 1922.
3.	J. P. BRANDER, Esq., M.A., I.C.S., J.P. (Collector of Bombay)	28th October 1919.
4.	H. B. CLAYTON, Esq., M.A., I.C.S., J.P. (Municipal Commissioner for the City of Bombay)	19th December 1919.
	Elected by the Corporation.	
5.	The Hon'ble Mr. PHIROZE C. SETHNA, B.A., O.B.E., J.P.	1st April 1919.
6.	Dr. K. E. DADACHANJI, L.M. & S., J.P.	1st April 1919.
7.	VASANTRAO ANANDRAO DABHOLKAR, Esq., O.B.E., J.P.	20th January 1921.
8.	NOWROJI M. DUMASIA, Esq., J.P.	9th January 1922.
	Elected by the Chamber of Commerce.	
9.	HARRY T. GORRIE, Esq., J.P.	1st April 1920.
	Elected by the Port Trustees.	
10.	P. R. CADELL, Esq., C.S.I., C.I.E., I.C.S., J.P. ..	1st April 1922.
	Elected by the Mill-Owners' Association.	
11.	J. A. KAY, Esq., J. P.	26th July 1922.
	Nominated by Government.	
12.	Sir LAWLESS HEPPER, Kt., J.P.	2nd April 1913.
13.	MIRZA ALI MOHAMMED KHAN, Esq., M.A., LL.B., J.P.	18th February 1919.
14.	H. P. MODY, Esq., M.A., LL.B.	1st April 1921.

PRINCIPAL OFFICERS OF THE BOARD.

(*As on* 31*st March* 1923.)

	Date of first appointment.
Chief Engineer's Department.	
J. F. Watson, Esq., B.E., M.I.C.E., J.P., Chief Engineer.	4th September 1903.
N. D. Katrak, Esq., L.C.E., A.M.I.C.E., Executive Engineer, 1st grade	14th April 1903.
T. R. S. Kynnersley, Esq., A.M.I.C.E., Executive Engineer, 1st grade	9th October 1920.
A. N. Walker, Esq., A.M.I.C.E., Executive Engineer, 1st grade	9th October 1920.
R. W. Cable, Esq., A.R.I.B.A., F.S.A., I.E.S., Trust Architect	30th May 1922.
M. G. Cervello, Esq., A.I.N.A., Executive Engineer, 2nd grade (*on leave*)	15th December 1920.
D. N. Baria, Esq., L.C.E., Executive Engineer, 2nd grade	24th January 1908.
H. M. Abhyankar, Esq., L.C.E., Assistant Engineer ..	2nd September 1907.
M. Framji, Esq., A.M.I.S.E., L.C.E., M.S.A., Assistant Engineer	1st August 1920.
J. J. Engineer, Esq., B.A., B.E., Assistant Engineer ..	11th August 1913.
V. A. Dighe, Esq., L.C.E., Assistant Engineer	1st October 1920.
Govind Ram, Esq., Assistant Engineer	1st September 1921.
Assistant Engineers (Temporary.)	
J. A. Kelly, Esq. (Mechanical)	1st August 1921.
M. Dorsey, Esq. (Mechanical)	18th February 1921.
D. H. Datar, Esq., L.C.E.	25th February 1921.
G. G. Marathe, Esq., L.C.E. (Acting)	1st August 1922.
F. H. Stephenson, Esq., Costs Superintendent	10th November 1922.
Consulting Engineers in London.	
Messrs. Rendel, Palmer and Tritton	December 1919.

Principal officers of the Board—*contd.*

	Date of first appointment.
Land Manager's Department.	
M. S. Bharucha, Esq., L.C.E., Land Manager	1st August 1901.
J. T. Burge, Esq., F.S.I., J.P., Deputy Land Manager, on special duty in the Estate Agent's Department ..	1st November 1912.
H. P. Matbar, Esq., L.C.E., Deputy Land Manager ..	1st October 1901.
A. K. Dadachanji, Esq., L.C.E., Deputy Land Manager..	12th July 1917.
G. L. Narasimham, Esq., B.A., B.C.E., Assistant Land Manager, Acting Deputy Land Manager	3rd January 1920.
B. S. Vakde, Esq., L.C.E., Assistant Land Manager ..	3rd January 1920.
A. D. N. Smith, Esq., P.A.S.I., Assistant Land Manager (attached to the Estate Agent's Department)	1st May 1920.
K. P. Pavri, Esq., L.C.E., Junior Assistant Land Manager	9th January 1902.
L. J. Saldanha, Esq., L.C.E., Junior Assistant Land Manager	1st July 1903.
H. G. Mhatre, Esq., L.C.E., Junior Assistant Land Manager	19th April 1910.
E. M. Bhacka, Esq., L.C.E., Acting Junior Assistant Land Manager	9th February 1921.
Estate Agent's Department.	
R. H. A. Delves, Esq., F.S.I., J.P., Estate Agent (on leave)	3rd December 1903.
J. T. Burge, Esq., F.S.I., J.P., Deputy Land Manager (Acting Estate Agent)	1st November 1912.
A. D. N. Smith, Esq., P.A.S.I., Assistant Land Manager	1st May 1920.
Secretary and Chief Accountant's Department.	
K. N. Ramasubba Aiyar, Esq., B.A., B.L., J.P., Secretary and Chief Accountant	23rd January 1918.
C. P. Gorwalla, Esq., B.A., Deputy Secretary and Accountant	1st July 1922.
Narayen Trimbuck Chawathey, Esq., Assistant Accountant	30th December 1898.
Medical Officer.	
Dr. A. P. Cama, L.M. & S., J.P.	18th May 1900.

ANNUAL REPORT 1922-23.

Introductory.

The year under review marks the 24th complete year of the Trust's existence, and its operations, as last year, were mainly confined to the further execution of the huge programme of works embarked upon at the end of the year 1919 to deal with the matter of housing accommodation. Since the original programme of operations was launched, there is no doubt that the situation has changed and there does not appear to be that urgent public demand for land that was so insistent for a few years. It may be that the operations of the Trust, and of other local bodies, and private building enterprise have partially satisfied the demand for accommodation, and it may be that owing to trade depression, there is not sufficient capital available for private building enterprise, but whatever may be the cause or causes, the Trust has rightly taken cognisance of the situation and have slowed down certain of their schemes and spread the periods for their completion over a larger number of years than was originally arranged.

From para. 12 of this report it will be seen that there is a material reduction in the total value of land leased as compared with previous years, and that 38 plots have been relinquished. These relinquishments mostly refer to plots in the Dadar Matunga area, and although the Trust has given their tenants every encouragement to tide them over their temporary difficulties by extending the building period, yet some of them have preferred to forfeit their deposits and surrender their rights. The trouble has not been that the ground rents were high, but the cost of building has not yet sufficiently diminished to stimulate building as an investment, and the general trade depression has restricted the amount of capital available for building purposes. Many tenants purchased their plots at the time of the trade boom, and some of them now find that their capital has so far diminished that they are unable to carry out their contract to build. By forfeiting their deposits, the Trust obtain two years ground rent, and before the end of that time it is hoped matters will have improved and the Trust will not be involved in any loss by the misfortune of some of its tenants. In fact, some of the plots relinquished have already been re-sold at higher prices, and there are definite offers for others under consideration. The proposed electrification of the harbour branch railway, and the recent removal of the cotton green to Sewri are also factors which are most likely to increase the demand for plots in this scheme as well as in the Sewri Wadala area upon which development work is in progress.

Without repeating more than necessary the details to be found in this report, there are certain satisfactory features which may be noted. In the matter of the provision of accommodation, it will be seen that whilst the number of tenements constructed by private enterprise on the Trust's Estates was 952 as against 1,279 in the previous year, the difference was more than made up by the larger number of tenements constructed by the Trust itself, so that on the whole, there was an increase of 102 tenements constructed on the Trust's Estates over the corresponding figure, 1,969, of last year. The balance against the Trust of the number of tenements constructed by them since its creation has now been reduced to 528, and the remarks made in the last report that this balance would probably be converted in two years

into a balance in favour of the Trust show every prospect of being realised. Again, the mortality figures for the Trust's chawls given in para. 14 are highly satisfactory and show a steady decline. They are much less than the death rates in the Municipal Sections in which they are situated, and compare favourably in several Sections with the death rates in Europe. The figures clearly show that however much one room tenements may be inferior to the ideal living accommodation required for the working classes, they do more than justify their construction, and are a great improvement on the tenements in which their occupants would have otherwise continued to exist. Certainly, they have been the means of saving or prolonging a very large number of lives of our working class population. Another favourable feature is the increase in the percentage of acquisition cases mutually settled without the necessity of contesting them in Court. Sustained attention is being paid to this matter as it reduces expenses and in some cases capital is saved by the grant of land instead of paying money compensation. It is hoped that the number of such cases will increase, as there is still room for improvement in this respect.

Considerable progress has been made in asphalting the Eastern Avenue. From Lalbaug to Elphinstone Road, a distance of 4,700 feet both sections of the road, each 32 feet wide, on each side of the central avenue has been completed, and also one section, 36 feet wide on the West side of the central avenue from the Koh-i-noor Mills to King's Circle, a distance of 5,100 feet. Work on the intervening portion between Elphinstone Road and Koh-i-noor Mills is now in hand and will soon be completed, when a fine stretch of asphalted road between Lalbaug and King's Circle, a distance of 2½ miles, will be available. An important section of the Avenue between the J.J. Hospital and Byculla bridge has also been taken up, and in a few months' time there will be a wide (120 feet) asphalted road in this important part of the City. It has also been arranged to convert the lighting of the Eastern Avenue from gas to electricity and an arrangement is now being made for such conversion from Lalbaug to Elphinstone Road. The capital cost of the lighting arrangements is borne by the Trust. The capital cost of asphalting is also borne by the Trust and adds a very considerable amount to the expenditure on Schemes. The extra capital expenditure to be incurred on this account is estimated at Rs. 60 lakhs, but the maintenance charges which will be borne by the Municipality will be very materially reduced. The Trust have always tried to construct the roads for which they are responsible on the most up-to-date lines, without quibbling over what their legal liabilities in the matter may be with the Municipality, as it would obviously be not quite fair on the Municipality to hand over to them a road constructed according to methods in force when a Trust Scheme was sanctioned, but which owing to more recent improvements might now be quite out of date.

A serious drawback to our operations is the delay in settling the main drainage arrangements for the Island of Bombay. The Municipal scheme is to construct the main drainage works on the East of the island, and discharge the effluent into the harbour or Kurla Creek. To this scheme, the Port Trustees object and the matter is now receiving the attention of Government. As far as the Trust's Estates are concerned, it is more or less immaterial whether the present works at Love Grove are enlarged or whether they be transferred to the East of the island, but as there is practically no main drainage in existence in the north east of the island where the large Trust Estates of Dadar-Matunga, Sion and Dharavi are situated, the Trust are compelled to make temporary arrangements for disposal by pumping

and by constructing septic tanks. Such arrangements are not only not so satisfactory as a main drainage connection, but are expensive and add to the cost of the Trust's Schemes. There is no doubt that main drainage arrangements for the island are several years behind their time and the delay that has taken place and the further delay that must necessarily take place before they are completed has had, and will have, a serious effect upon development. It is sincerely hoped that a final decision as regards the scheme to be adopted will be made at a very early date, and that its execution will be taken in hand by the Municipality with the utmost possible speed.

The financial forecast, that is to say a detailed valuation and estimate of the Trust's assets and liabilities, was completed during the year, and has since been adopted by the Trust after a critical examination by the Finance Committee. The forecast shows that if no new Schemes are sanctioned the Trust will have to continue to borrow capital until the year 1933-34 and after that date, the capital required can be met from premia on the sale of bonds, and from annual savings from revenue. The margin for expansion, *i.e.*, to say the amount available to bear unforeseen losses on the present schemes and possible losses on new schemes that may hereafter be undertaken is estimated at Rs. 161 lakhs as on 1st April 1923 on a 6½ per cent. basis. That is to say if a Company were prepared merely to complete the Schemes on hand and to take over the Trust as a going concern, with its rights and liabilities, and required ultimately 6½ per cent. compound interest on their investment, they should be prepared to pay for the concern a sum of Rs. 161 lakhs. The use of the 6½ per cent. basis is on the safe side. If a lower percentage were taken, then the valuation of the Trust as a going concern would be correspondingly higher. It is interesting to compare the estimates of this valuation as made from time to time.

In the 1910 forecast the valuation on a 4 per cent. basis was					Rs. 16 lakhs.
In the 1913	,,	,,	,,	,,	95 ,,
In the 1916	,,	,,	,,	,,	122 ,,
In the present	,,	,,	6½	,,	161 ,,

These figures speak for themselves. They show a steadily rising margin of safety notwithstanding the changed circumstances brought about by the war, but as our expert advises, it will be advisable to proceed cautiously at present and not draw too liberally on our reserves. Our total revenue includes the Municipal contribution and miscellaneous revenue in addition to the nett rents from our estates, and the fact that it will take 20 years before our land revenue alone is sufficient to cover interest and sinking fund charges is a significant reply to any accusation of profiteering.

Statistics of Trust's work to date.

2. The usual appendices giving a synopsis of the Trust's work up-to-date under different heads are appended to this Report. They are summarised below :—

Appendix A.—A synopsis of the Trust's capital account transactions, showing how 14,28 lakhs have been spent on the city, *viz.*, 85 on the development of building estates on certain Government and Municipal lands temporarily vested in the Trust and 13,43 on the acquisition and development of the Trust's own estates.

Appendix B.—A synopsis of the Trust's general account transactions, showing the total of interest and sinking fund as compared with the total receipts.

Appendix D.—A list of Trust's estates as at the end of 1922-23, showing how they have been developed. Total developed area 41·81 lakhs square yards, valued at Rs. 638·37 lakhs; undeveloped area 85·41 lakhs square yards acquired at a cost of 506·75 lakhs. The original grants of land under Schedules C and D are also shown.

Appendix E.—A list of the schemes undertaken by the Board showing the expenditure already incurred in respect of each scheme, the progress made in 1922-23, the further work to be done and the estimated cost thereof; aggregate estimated cost 18,36 lakhs, of which 12,51 lakhs had been spent to end of 1922-23.

Appendix F.—A tabular statement showing the area acquired in each scheme with actual cost of acquisition to date and estimate of future cost. Total 110 lakhs square yards acquired for nearly Rs. 877 lakhs; 19 lakhs square yards yet to be acquired at a probable cost of Rs. 198 lakhs.

Appendix G.—A tabular statement showing the progress in leasing building sites on the Trust's developed estates. Total 1,898 sites covering 25·10 lakhs square yards leased at annual rentals aggregating nearly Rs. 25·32 lakhs, leaving 195 plots covering 259·7 lakhs square yards with rental aggregating Rs. 2·5 lakhs yet to be leased.

Appendix H.—A list of Police Accommodation schemes undertaken by the Trust, showing that in completed schemes accommodation for 28 officers and 380 men with their families has been provided on sites aggregating 0·22 lakhs square yards in area.

Appendix I.—A list of chawls constructed by the Trust for the poorer and working classes, showing that in 66 completed chawls accommodation for 23,405 adults has been provided on sites aggregating 1·50 lakhs square yards in area at a capital cost of Rs. 115 lakhs. Annual rents (from Rs. 3-10 to Rs. 13-13 per room per month) aggregating Rs. 3·75 lakhs per annum; capital cost per adult accommodated Rs. 491.

Appendix J.—A list of roads constructed by the Trust. Total roads all completely drained, sewered and lighted aggregating 16·2 miles in length and 4 lakhs square yards in area handed over to the Municipality. Others complete and incomplete aggregating 22·8 miles in length and 5·8 lakhs square yards in area, yet to be handed over; cost of roads to date Rs. 111 lakhs for construction (excluding cost of land).

ACQUISITION.

3. The office of the Land Acquisition Officer for the City of Bombay was held by Mr. G. C. Rowe, P.A.S.I., who was assisted by Mr. H. V. Date, B.A., Assistant Land Acquisition Officer. Acquisition of land. (a) Land Acquisition Officer's cases.

The total number of cases brought on the file was 2,087, which included 2,054 outstanding cases of the previous year.

Out of the total number of 2,087 cases, 574 embracing an aggregate area of 10,23,277 sq. yards (211 acres) were adjudicated and compensation was paid for the same amounting to Rs. 64,05,524.

Thus at the end of the year, there remained 1,513 cases outstanding.

At the close of 1921-22, a total of 29,69,964 sq. yards (614 acres) had remained to be acquired. The acquisition effected in the year under review, comprising 10,23,277 sq. yards (211 acres), represents a trifle less than 34½ per cent. of the balance brought over from the previous year.

The total area acquired included 11,770 square yards, of passages and lanes, for which only a nominal compensation was given; also a plot of 300 sq. yards, for which only Rs. 500 were awarded, the claimant getting the benefit of a Lease. If these areas aggregating 12,070 sq. yards, be excluded from the total area of 10,23,277 sq. yards (211 acres), and the compensation amount awarded, *viz.*, Rs. 64,05,524 be spread over the balance, it gives to the land acquired, a rate of Rs. 6·33 per sq. yard—an average which is higher than the all over rate of Rs. 4·84 at which land had been acquired in 1921-22.

Details of acquisition by contest as also by settlement are given scheme by scheme in the Appendix F. These may be briefly summarised as under :—

Settled.			Contested.			Total.		
No. of cases.	Area.	Amount.	No. of cases.	Area.	Amount.	No. of cases.	Area.	Amount.
	Sq. yds.	Rs.		Sq. yds.	Rs.		Sq. yds.	Rs.
95	256,761 (53 acres)	16,40,378	479	766,516 (158 acres)	47,65,146	574	1,023,277 (211 acres)	64,05,524

The foregoing table shows that out of 574 cases, 95 cases were settled, corresponding to 17 per cent. of the total number of completed cases. The aggregate amount of awards in these settled cases was Rs. 16,40,378, which works out to 26 per cent. of the total amount of compensation of Rs. 64,05,524 awarded.

The foregoing figures compare favourably with the figures of 10 and 19 per cent. of the previous year (1921-22). But the percentage of settlement is really still higher for the year under report, because 55 cases having an aggregate area of 138,492 sq. yards (28 acres) were settled for Rs. 16,14,146 towards the end of the period, but for various reasons the informal awards in respect of them have not yet been made. If these be taken into account as having been settled during the course of the year, they will raise the above quoted percentage from 17 to 24 as regards the

number of cases, and from 26 to 40 as regards the amount of the awards. These figures show that the readiness of owners to compromise and settle their cases is well maintained, and results in a great saving in cost of litigation to both sides.

Most of the cases acquired are in Worli-Dharavi and Sewri-Wadala Street Schemes. None of them have any notable features that call for any special remarks or comments.

(b) Tribunal's cases.

4. At the close of the previous year, there were 223 outstanding References, of which 14 were contested before the Tribunal, 4 were withdrawn by the claimants, and 27 were compromised for various sums aggregating to Rs. 47,439 paid by the Board, and were noted in the records of the Tribunal as withdrawn, each party bearing its own cost.

Four important References out of the 14 contested have been described in Appendix O-2.

Since the creation of the Trust and upto the end of 1921-22, 556 References were demanded out of a total of 6,641 acquired cases whilst during the year under review no less than 82 new References have been demanded out of 574 acquired cases. These 82 new References added to the 223 outstanding at the beginning of the year make a total of 305 References, of which only 45 have been disposed of during the year, leaving 260 References awaiting disposal in the ensuing year.

The total cost of the Tribunal was Rs. 38,570 (being approximately Rs. 33,122 for compensation References and Rs. 5,448 for the apportionment References) and the Board's Counsel and Solicitors' charges were Rs. 54,735.

(c)High Court cases.

5. There was no High Court Appeal outstanding at the beginning of the year. During the year only one Appeal was filed in the High Court in Reference No. 12 of 1920—Case No. 22 of Scheme 54—against the decision of the Tribunal of Appeal, which awarded full cost to the claimants, who had succeeded in obtaining some increase over the award, but had failed in several issues raised by them. Before the Appeal could be reached it happened that the Tribunal decided 2 or 3 other References, wherein they did not allow full costs to the claimants, who had only partially succeeded in their contentions. In view of these decisions the Trust Solicitors advised the Board not to proceed with the Appeal filed. The Board thereupon sanctioned the withdrawal of the Appeal. This case has been fully described in Appendix O-2.

WORKS.

6. The Engineering Department has been chiefly concerned in the carrying out of the undermentioned works which represent the bulk of expenditure debited to capital account in the year. **Works.**

The expenditure is given separately for chawls, semi-permanent sheds, roads and filling, the figures being in thousands of rupees.

Schemes.	Chawls and S. P. Sheds.	Roads, drains, etc.	Filling in.
Scheme 5—Dadar-Matunga	1,34	7,41	34
„ 6—Sion-Matunga	1,59	4,65	7,54
„ 57—Sewri-Wadala	4	82	4,95
„ 29—Nowroji Hill	....	49	3
„ 32—East Agripada	....	5	1
Mahar Chawls	6	....	....
Kalapani Chawls	—10	....	....
Peons Chawls	....	....	....
S. P. Sheds	5	....	....
New Chawls	1,66	....	....
„ 31, „ 43, „ 47 Parel Schemes	....	6,70	50
„ 50—Mazagaon	6,77	13	....
„ 52, „ 58, „ 61 Worli	....	7,60	14,02
„ 53—Foras Road	4,40	68	....
„ 56—Dharavi	....	....	2,79
„ 37—Sydenham Road	1	....	....
„ 60—Naigaum	....	4,17	52
„ 62—Love Lane Chawls	3	....	....
Total ..	15,85	32,70	30,70
		79,25	
Engineer's Office at Matunga		3	
Erection and Installation of workshop for motor lorries		9	
		79,37	

Police Accommodation Schemes.

A sum of Rs. 5·95 lakhs was spent on Police Accommodation Schemes through the Agency of the Executive Engineer, Presidency District, P.W.D.

			Lakhs.
Scheme	34, Lamington Road ..	.. Rs.	0·15
,,	35, Sandhurst Road West	.. ,,	0·11
,,	39, Sandhurst Road East	.. ,,	0·30
,,	40, Byculla	.. ,,	0·75
,,	44, Maharbaudi	.. ,,	0·26
,,	45, Palton Road	.. ,,	0·37
,,	48, Mahim..	.. ,,	0·03
,,	55, Chinchbunder ..	.. ,,	0·52
,,	55-A, Mazagaon	.. ,,	0·46
,,	63, King's Circle (Matunga)	.. ,,	3·00
	Total	.. Rs.	5·95

Quarries.

Sewri.—The working expenditure during the year for the removal of this Hill was Rs. 5,80,130, and the receipts together with the value of the stock at the end of the year amounted to Rs. 5,67,875; thus the working expenditure exceeded the receipts by Rs. 12,255. The materials quarried from this Hill are mainly supplied to Trust Schemes which are debited for the cost thereof at concessional rates. The excess indicates that these concessional rates are slightly lower than they should be and the amount of the excess will be debited to the various Schemes in proportion to the supplies made to them.

Nowroji Hill.—The working expenditure during the year for the removal of this hill was Rs. 1,81,781 and the receipts together with the value of the stock at the end of the year amounted to Rs. 2,02,700; thus the receipts exceeded the working expenditure by Rs. 20,919.

Bhoiwada.—This quarry is of a different nature from the other two, as although it is a stone quarry the stone has practically no commercial value owing to its quality being so inferior as to be worthless for building or road work. At the same time it has to be removed to permit of the development of Scheme 57. The expenditure on this quarry during the year was Rs. 55,784 which will have to be taken as a charge against Scheme 57.

General Account.

Rs. 7,98,992 were spent agains this account of which Rs. 18,949 were spent on the maintenance of Colaba Reclamation and Schedule Estates, Rs. 1,59,134 on repairs to acquired buildings, Rs. 65,693 on repairs to Trust Chawls, Rs. 1,88,135 on the Maintenance of Streets inclusive of Rs. 42,115 for temporary sewage disposal and Rs. 3,67,081 for the Agripada Workshop and the Motor Lorry Workshop which was met out of Rs. 3,96,695 revenue derived during the year showing a net credit balance of Rs. 29,614 to the Motor Lorries and Workshop account.

Works in the Schemes.

7. The work of the Engineering Department suffered from a variety of causes outside the control of the Department with the result that the progress of works while fairly satisfactory has not been able to reach the high level of previous years.

The main troubles have been—

(i) Belated petitions by outside parties against the execution of schemes or parts of schemes which have resulted in intolerable delays and consequent expense. It is curious that after so many years' experience of the procedure followed before a scheme is sanctioned, the public do not bring forward their objections sooner. Bringing them forward only after a scheme has been sanctioned materially interferes with the execution of a scheme and causes much extra expense.

(ii) Enforced delays caused by legal action taken by occupants who refuse to give possession of property notwithstanding the orders of the Land Acquisition Officer.

(iii) The changes made at the end of 1922 when an attempt was made to reduce the rates of working by calling for fresh tenders. Unfortunately the new arrangements have proved to be a failure with the result that the output fell away rapidly and the overhead charges remaining the same the costs rose with corresponding rapidity.

Strenuous efforts are now being made to bring the working back to its old state of efficiency and it is hoped that the approaching working season will find the work progressing with all its old vigour.

The delay in settling the question of Worli Point Development is having a very deleterious effect on Scheme 52, and in Scheme 6 an early settlement of what is to be done about the extra area of 150,000 square yards (31 acres) of the Rawli Salt Pan is essential to the interests of the scheme.

It is a pleasure again to report that in spite of the extremely heavy rains that have occurred no fatal accidents have taken place owing to collapses among our acquired buildings though the dangerous state in which many of these buildings come into our possession is a constant source of worry. This immunity from grave accident is a testimonial to the care and conscientiousness with which the work of examination and repairs is carried out.

Housing.

The Foras Road Housing Scheme comprising in all 1,504 rooms with a Chawl Superintendent's Office and living accommodation was completed and handed over for renting.

At the Mazagaon Chawl Scheme work was again greatly hampered by obstruction on the part of owners of land acquired under the scheme. In spite of this six chawls were handed over to the Land Manager's Department and fully occupied during the year. Five other chawls were practically complete at the end of the year (they have since been occupied) leaving five chawls to complete the work, four of which have since been finished and the fifth, of which the site could not be obtained until the end of July, will, it is hoped, be completed by the end of November. This scheme furnishes an object lesson in the expense caused by not being able to carry out work continuously according to an organized plan.

The combined chawl and weaving sheds at plot 72, East Agripada, was nearing completion at the end of the year and there is likely to be an appreciable saving in the cost of this chawl.

The two-roomed and three-roomed tenements erected at Matunga were handed over and occupied in the autumn of 1922.

The Chawls under construction for the Kohinoor Mills were complete except for one block which was nearing completion and the drainage of the compound which will be taken in hand after the monsoon.

Scheme 5.—Most of the road work has been completed though in accordance with the usual practice the roads will have to be finally made up before handing over to the Municipality after being under traffic for several months.

During the year 15,600 r. ft. of roads were constructed including 5,100 r. ft. of storm-water drains and 7,500 r. ft. of pipe sewer. In addition 4,780 square yards of Shahabad stone pavement in front of completed buildings and 280 square yards of tarred pavement were done.

Scheme 6.—The work of filling in the low-lying lands in this scheme was completed with the exception of a small area near the G. I. P. Railway. If the proposal to include in this scheme a portion of the Rawli Salt Works be sanctioned by Government it will require to be filled.

Trees were planted along the sites of new roads.

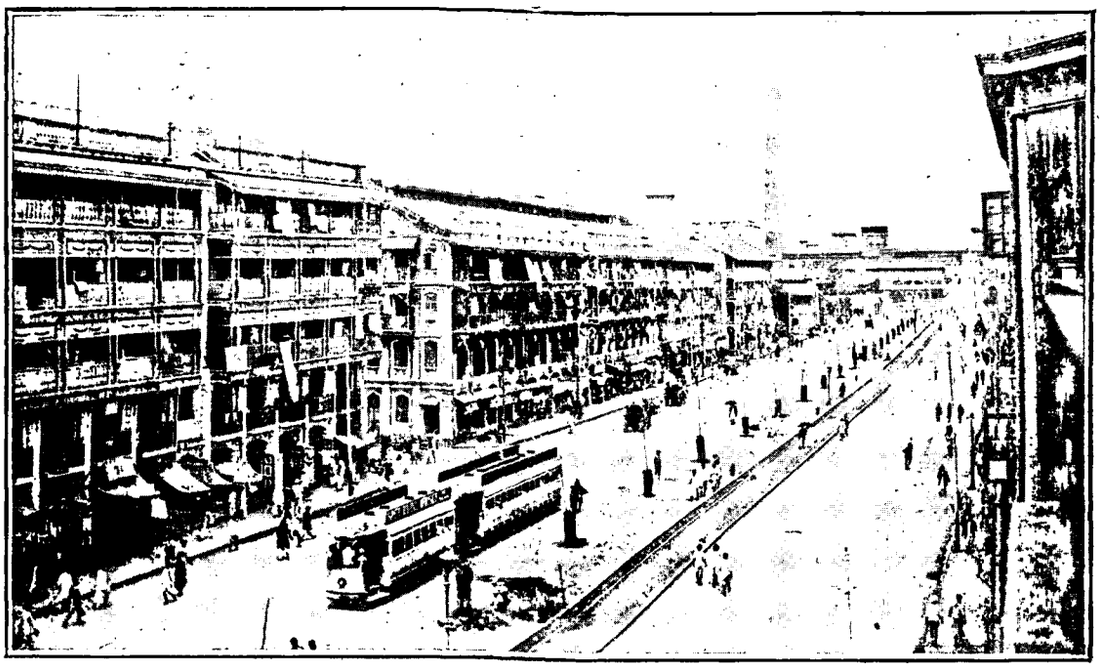
The usual troubles with regard to epidemics among the work people have occurred and been dealt with efficiently. Plague carried by rats from Dharavi village broke out in our labour camps and all the labourers and their dependents were at once inoculated, with the result that the outbreak was stamped out within a week. An interesting sidelight on the value of inoculation occurred during this outbreak. A grain shopkeeper and his son refused to be inoculated and were ordered to leave the camp within twelve hours; unfortunately the order could not be obeyed in the spirit intended as before the twelve hours had elapsed the grain shopkeeper and his son both contracted plague and were dead.

Scheme 57.—Filling in is nearly completed in the area alongside the Harbour Branch Railway to the North of the Acworth Leper Asylum.

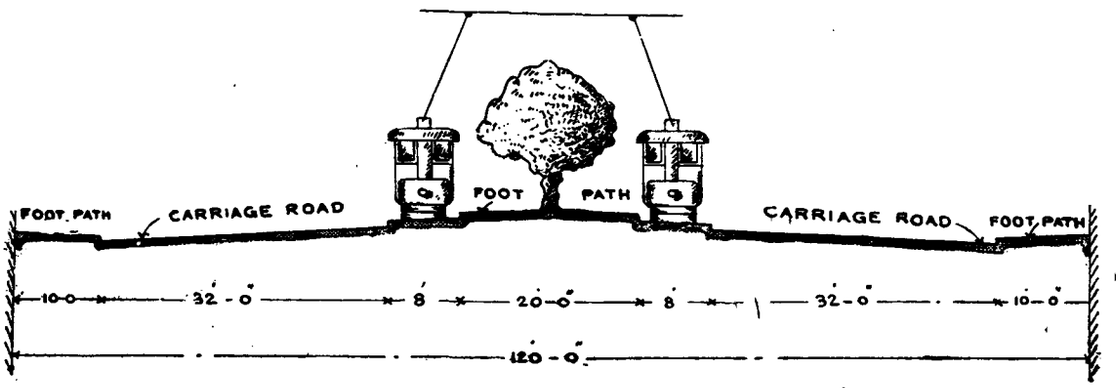
A contract has been arranged for filling in the remainder of this part of the Scheme.

Scheme 52, Worli.—Work on this scheme was not nearly so rapid as in the previous two years though good progress has been made with the drainage, sewerage and road work. The working costs too were much heavier than in the previous years owing to the unsatisfactory work done by the new contractors.

A tunnel is being driven through the hill to take the sewers from the western area and good progress has been made with this though the work is extremely difficult owing to the nature of the rock met with. The delay caused by the protests made by the inhabitants of Worli Koliwada has had a dislocating effect on the general scheme working.



CROSS SECTION OF 120 FT AVENUE.



Aerial Photo and Section of the Eastern Avenue at Suparibaug.

Scheme 56, Dharavi.—A large amount of work on this scheme was not possible during the year, but a considerable portion of the area required by the Development Directorate for chawls has been filled and the construction Railway extended towards Ghatcoper, where it is nearing completion.

Scheme 60, Naigaum.—Although this scheme was not originally on the year's programme the work was put in hand to enable certain large settlement arrangements to be completed, to give access to the Development Directorate chawls and to provide sites for Police Accommodation Schemes. Rapid progress was made.

Scheme 31.—The asphalting of Suparibaug road was taken in hand and completed, and, with the exception of the first portion laid down, is standing very well. The comparative failure of the first portion is due probably to the mixture at first used not being quite suitable to the climate.

Administration.

8. No new street or improvement scheme was notified during the year, but during the last few months of the year a new street scheme—Mahaluxmi Street Scheme No. 66—was under consideration and it has since been notified. The scheme is a small one and is mainly intended to develop the Board's own land adjacent to the Willingdon Sports Club and the New Body Guards Lines. The area included is 101,023 square yards (20·85 acres) of which 94,950 square yards (19·6 acres) belong to the Trust, 3,750 square yards (·77 acres) to the Municipality and only 2,323 square yards (·48 acres) to private owners. Trust's Programme.

The total outlay on the scheme is estimated at Rs. 7·96 lakhs and the scheme is estimated to yield a net additional profit of Rs. 5·38 lakhs over and above the present revenue derived from this land.

Scheme 62—Love Lane Chawl Scheme.

Objections against this scheme were made by the Jain Community on account of the proximity of their temple. They petitioned Government in the matter, stating that they required the whole land for the purpose of building chawls for themselves. Every endeavour was made by the Trust to meet their wishes as far as possible, but it was impossible to withdraw the scheme, as the land in question was the only suitable area available in the vicinity of Guzri Bazaar, which must be demolished for the purposes of the main eastern avenue. The Community have, therefore, been informed that the Trustees would be willing to consider any proposals they may put forward in regard to any buildings they may desire to erect on the land immediately adjoining their temple.

Scheme 60—Kohinoor Mills Chawls.

At the suggestion of the Mill Company, the Board of Trustees sanctioned the construction of 618 single room tenements and 183 double room tenements for the employés of the Mills. The construction is to be carried out by the Company under the supervision of the Chief Engineer of the Trust, the Company paying for his services.

Foras Road Chawls—Provision of Shops.

These chawls contained living rooms but no shops were provided. On an application received from some shop-keepers in Kolbhatwadi stating that as all

their customers have removed to these chawls, they would be willing to rent any shops which may be erected by the Board, it was decided that a small number of shops should be erected.

SCHEMES 43 and 47—LAY-OUT OF PAREL ROAD (EASTERN AVENUE).

It was decided to lay out the portion from Grant Road to the south end of Byculla Bridge without a central path-way, and tram reservation, but with a 20 feet side foot-paths and an 80 feet road-way.

As regards the portion from Lalbaug to Arthur Road the central reservation has also been dropped.

SCHEME 29—NOWROJI HILL.

It was necessary to revise the estimates for this scheme mainly for the following reasons :—

(*a*) The necessity of erecting sheds to rehouse temporarily certain displaced tenants.

(*b*) Alteration in the detailed lay-out resulting in the increase of the length of roads.

The revised estimates which showed a betterment over the previous estimate were approved by the Board and sanctioned by Government.

SCHEME 5—DADAR-MATUNGA.

The works estimate of 57·65 lakhs has been already exceeded and a preliminary report was made to Government and they were informed that revised estimates would be prepared later. This, however, could not be done during the year pending the settlement of the drainage question with the Municipality.

The Municipal scheme for the sewerage of the north of the Island though complete in design was expected to take three or four years for completion and to be in working order, if it had been taken in hand immediately, *i.e.*, in 1917. The question of drainage, however, is still under their consideration and in the meantime the Board has had to make some temporary arrangement for the disposal of the sewage from the Trust Scheme. These temporary arrangements were never contemplated by the Trust when the scheme was taken in hand and the extra cost to the Trust till the close of the year was Rs. 2·10 lakhs.

POLICE ACCOMMODATION SCHEMES.

In consonance with the decision of the Board on the representation of Government in 1921, Scheme No. 46—Police Accommodation at Naigaum—was approved and notified.

The outlay on the scheme is estimated at 7·38 lakhs.

On representation from Government to provide additional blocks of lines in the compounds of Lamington Road, St. Peters, Mazgaon and Byculla Police Accommodation Schemes for the accommodation for 20 constables, 2 head

constables and 20 constables and 11 head constables and 33 constables respectively, the Board considered that an improvement could be made in the above schemes by the creation of the additional accommodation and ordered the preparation of plans and estimates for approval.

The Board also approved of the proposal to make provision of teak wood weather shades for the Lamington Road Scheme on condition that the sanctioned estimate should not be exceeded. On the same condition the Board approved of the proposal to make provision of a surface reservoir with an electrically driven pump in case of scheme 35, Police Accommodation Scheme, Sandhurst Road, West.

Changes in Trust Estates, Schedule C—Government Lands.

9. The only change in Schedule C Lands was the resumption by Government for a nominal consideration of an area of 327 square yards of land out of Marine Lines Estate for transfer to the Bombay Municipality for a foot-path.

Schedule D-Municipal lands.

The Trust received Rs. 61,990 for 6,199 square yards of land resumed for the approach to Dadar over-bridge, out of Schedule D—lands.

The net changes in the Board's Estates effected are set out in the following statement, full details of which will be found in Appendix D-4 to this report:—

		As at the beginning of 1922-23 sq. yds. in thousands.	As at the end of 1922-23 sq. yds. in thousands.
	Developed Land.		
Appendix D-4, Column 5..	Permanently leased	23,87	23,70
,, ,, ,, 5..	Trust Chawl Sites	95	1,41
,, ,, ,, 9..	Yet to be permanently leased	2,06	2,60
,, ,, ,, Columns 12, 13 & 14	Roads, open spaces, etc. ..	13,22	14,10
,, ,, ,, Column 15..	Total ..	40,10	41,81
,, ,, ,, 7..	Rent of permanently leased area.	24·9 lakhs	25·3 lakhs
	Undeveloped Land.		
,, ,, ,, 16..	Area in thousands of sq. yards	77,28	85,41
,, ,, ,, 17..	Cost of Acquisition	460 lakhs	507 lakhs

At the end of 1922-23 out of total area of 2,868 acres vested in or acquired by the Trust it will be seen that about $\frac{3}{5}$th remained to be developed; of the developed area $\frac{1}{11}$th remained to be leased. The average value of the leased plots is Rs. 17 per square yard; that of those which remain to be leased is estimated at about Rs. 16 per square yard.

Progress of Development.

10. Considerable progress has been made during the year in working out in detail the development of those portions of areas already sanctioned by the Board which are likely to be shortly in demand by the public.

A Scheme for the development of 95,000 square yards (19·5 acres) of Schedule 'C' land in the vicinity of the Willingdon Sports Club was approved and notified during the month of March 1923. Some of the plots on the newly developed areas at Worli, Naigaum and Nowroji Hill sanctioned by the Board last year will soon be put on the market. The development of certain areas ear-marked for the erection of chawls by the Development Directorate in the Worli, Dharavi and Sewri-Wadala Schemes is being expedited. It was decided to commence the clearing of the north end of the Sydenham Street Scheme, forming part of the broad Eastern Avenue for which purpose the demolition of buildings in this section is now in progress, accommodation in the recently erected Trust Chawls being offered the dishoused tenants. When this demolition has been effected, several valuable plots will be available for leasing.

The construction of the roads on the Dadar-Matunga Estate having been nearly completed, possession of large numbers of building plots was given to the Board's lessees.

Dishousing and Rehousing.

11. Up to the beginning of the year 1922-23, completion certificates had been granted for 684 buildings of private owners on Trust Estates (*i.e.*, exclusive of the Police and Trust Chawls). If we include the buildings which have been occupied with permission pending the grant of the formal completion certificates, the accommodation that had been made available by private enterprise on Trust estates up to the beginning of the year was :—2,743 shops, 562 godowns, 1 shoeing forge, 3 soda water factories, 1 rope factory, 3 soap factories (one having one store-room, one packing room, two offices and one hall), 1 tinsmith's shop, 1 iron foundry, 1 church, 4 the atres, 4 temples, 10 show rooms, 15 workshops, 9 houses for clubs and other associations, 8 schools, 1 music school, 4 hospitals, 3 office buildings, 10 electric sub-stations with four offices, 1 office, 1 jamatkhana, 5 hotels, 2 hostels, 130 motor garages, 32 coach houses and stalls, 3 motor workshops and a show room, 1 printing press, 1 lecture hall, 1 foundling home accommodating 300 inmates, 1 paper sorting workshop, 1 silk school, 1 silk factory, 1 weaver's shed for 50 looms and a rope factory, 1 photographic studio, 1 lying in hospital for 22 beds, 1 Post and Telegraphic Office, 1 building for hospital and school purposes, 1 building for marriage ceremonial purposes, 1 stable for 10 bullocks, 16 milch cattle stables for 4,275 animals, 1 cabinet workshop, 1 sanitary institute, 1 stable, 3 sheds for Tramway Company's workshops, 1 hall, 1 library, 1 office and godown, 55 store rooms, 2 bakeries, 1 sick room, 13,187 tenements for families (6,220 of which are one-room tenements, 2,078 two-room tenements, 3,138 larger tenements and 1,751 servants' quarters).

Completion certificates were granted during the year for 50 new buildings and in addition permission was given for the occupation of 19 buildings almost complete. The following further accommodation on Trust Estates has thus been provided by private enterprise :—

132 shops, 36 godowns, 24 garages, 14 store-rooms, 1 school, 1 electric sub-station, 1 horse stable, 1 orphanage, 1 mosque, 1 temple, 1 prayer hall, 952 tenements for families (740 of which are one-room tenements, 45 two-room tenements, 118 larger tenements and 49 servants' quarters).

There were no vacant tenements in the Trust's acquired houses and chawls save those tenements in acquired buildings which have been closed as unfit for human habitation, 109 old buildings on the Trust Estates were demolished, containing 927 tenements of which 706 were of one room each. In accordance with the usual practice, the dishoused tenants were offered accommodation in the Trust buildings and chawls and a large number of such tenants accepted the accommodation offered. The new residential accommodation made available for the City population in the Trust Estates during the year (neglecting shops and other non-residential quarters) amounted to 2,071 tenements, *viz*:—

	Tenements.
Lessees' houses	952
Kingsway Police Accommodation Scheme No. 63.	129
Mazagaon Street Scheme No. 50	560
Foras Road Street Scheme No. 53	480
Sion-Matunga Scheme 6 semi-permanent sheds	40
Agripada Estate Scheme 32	2
	2,163
Less 92 semi-permanent sheds demolished in Scheme 29—10	
„ 5— 2	
„ 50—80	92
Total 92	
Total ..	2,071

The long standing balance against the Trust in the way of an excess of tenements demolished over new tenements provided on their Estates was thus again substantially reduced by 1,144 tenements and now stands at 528 as shown below (as against 1,672 at the close of the previous year) :—

Tenements demolished		25,955
Tenements provided in Trust chawls including Spring Mill Chawl	7,072	
Tenements provided in semi-permanent camps.	1,842	
Tenements provided in Police Chawls	2,374	
Tenements provided in Board's Lessees' Buildings	14,139	
		— 25,427
Balance against Trust		528

Details are given in appendices N-1 and N-2.

The following table shows for the last five years the number of buildings, shops and tenements constructed in the City of Bombay both within and without the Trust's estates :—

	No. of New buildings.	Shops and godowns.		Residences.		Total net increase of floor area. Sq. yds.
		No.	Floor area. Sq. yds.	No. of tene-ments.	Floor area. Sq. yds.	
1918-19.						
In Trust estates	72	354	10,697	1,646	62,377	73,074
Outside Trust estates	815	430	28,253	2,779	47,487	75,740
Total ..	887	784	38,950	4,425	109,864	148,814
1919-20.						
In Trust estates	57	295	6,949	1,268	68,809	75,758
Outside Trust estates	1,270	432	25,974	2,239	42,761	68,735
Total ..	1,327	727	32,923	3,507	111,570	144,493
1920-21.						
In Trust estates	96	312	9,254	2,822	82,591	91,845
Outside Trust estates	903	237	27,653	1,779	27,304	54,957
Total ..	999	549	36,907	4,601	109,895	146,802
1921-22.						
In Trust estates	90	310	11,578	2,065	58,137	69,715
Outside Trust estates	1,000	420	40,465	3,884	90,205	130,670
Total ..	1,090	730	52,043	5,949	148,342	200,385
1922-23.						
In Trust estates	84	168	6,550	3,198	79,722	86,272
Outside Trust estates	954	654	82,462	2,807	122,938	205,400
Total ..	1,038	822	89,012	6,005	202,660	291,672

Disposal of Lands.

Long Leases.

12. Including 3 plots—in Dadar-Matunga, Sion-Matunga and Foras Road, utilized by the Board as sites for Chawls, the number of plots let during the year was 28 having a total area of 78,969 square yards (16 acres) and valued at Rs. 15,72,441. In addition 10 plots having an area of 23,978 square yards (5 acres) were sold outright for Rs. 3,36,152. Deducting 26 plots which were resumed during the year the total number of plots disposed of up to end of 1922-1923 is 1,908 measuring 25,33,678 square yards (523 acres) valued at Rs. 6,05,91,152 and having an annual rental Rs. 25,52,570. The rate at which ground rents are capitalized in the various tables in this Report is at 22½ years' purchase for plots let before the 23rd November 1920 and at 18 years' purchase thereafter.

Taking 6 per cent. on the amount receivable on account of sales and premia as the equivalent of annual rent, the figures indicating the progress in the disposal of the Board's lands in the year stand as follows :—

No.	Particulars.	No. of Plots.	Area sq. yards.	Capital value.	Annual Rent.
				Rs.	Rs.
I	Plots leased	28	78,969	15,72,441	80,608
II	Lands sold	10	23,978	3,36,152	20,170
III	Total plots disposed of	38	1,02,947	19,08,593	1,00,778
IV	Plots disposed of in 1922-23 or earlier but relinquished to the Board	26	50,003	8,70,703	39,896
	Net Total	12	52,944	10,37,890	60,882
	Corresponding figures for 1921–22 ..	45	5,84,043	81,50,997	4,52,104
	Do. do. 1920–21 ..	47	2,00,660	64,22,353	2,70,468
	Do. do. 1919–20 ..	551	6,52,935	68,28,129	3,05,718

In Appendix G are given the details of leasing on each Estate.

In point of number and area of the Plots leased the result shows a material decrease when compared with the previous year. The explanation is partly found in the fact that 26 plots having an area of 50,003 square yards (10 acres) and valued at Rs. 8,70,703 were relinquished to the Board, but is chiefly due to the depressed state of the land market, and of trade generally. There are however signs from the number of inquiries being made for plots that the worst part of this depression is over, and a slow but steady demand for good plots may reasonably be anticipated for the near future.

13. There were 1,295 acquired buildings in charge of the Trust at the commencement of the year, whilst 56 were acquired during the year, and 109 were demolished. **Short Leases.**

At the end of the year the Trust had 1,242 such buildings containing 12,923 tenements.

The net change during the year was:—

Date	Buildings.	Tenements.	Gross rental in lakhs.	One-room tenements.	Two-room tenements.	Larger tenements.	Shops.	Godowns.	Factories.
1-4-22 ..	1,295	13,546	18·05	9,920	1,282	809	1,082	346	107
31-3-23 ..	1,242	12,923	18·03	9,410	1,302	768	1,029	333	81

The rents realized from acquired buildings in 1922-23 aggregated Rs. 15,68,985.

The total temporary revenue realized during the year was Rs. 19,14,660 which compares with the corresponding figures of the previous two years as under :—

Particulars.	1920-21.	1921-22.	1922-23.
Rents from acquired buildings	14,20,653	16,40,600	15,68,985
Rents from lands let for temporary structures, etc.	2,33,189	2,60,482	2,42,451
Rents from lands let for storing materials, etc. ..	23,012	30,740	27,743
Rents from lands let for cultivation	39,761	56,036	75,481
Total	17,16,615	19,87,858	19,14,660

Mortality Statement for the Calendar Year ending 31st December 1922.

Names of Chawls and Semi-permanent Sheds or Health Camps.	Average Population.	Deaths from											Analysis according to Age.				Death-rate per 1,000 in				Death-rate in Municipal Section.	Remarks.
		Plague.		Cholera.		Small-pox.		Other infectious diseases.		Other Causes.		Total excluding Outsiders.	Under 1 month.	Over 1 month and under 12 months.	Over 1 year and under 10 years.	Others.	1919	1920	1921	1922		
		A	B	A	B	A	B	A	B	A	B											
Agripada A Chawls	1,173	..	..	..	..	..	..	3	3	24	7	27	3	1	1	22	43·26	27·61	29·31	23·02	37·37	
„ B „	2,724	..	..	..	..	..	..	5	4	41	15	46	1	2	15	28	39·21	19·60	19·52	16·89	37·37	
„ C „	1,529	..	..	..	..	..	..	5	4	27	8	32	1	3	5	23	43·88	19·25	24·14	20·93	37·37	
Nagpada A „	480	..	..	..	..	..	..	..	..	1	..	1	..	..	..	1	18·70	2·02	2·09	2·08	22·34	
„ B „	498	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	8·32	2·02	..	..	22·34	
Chandanwadi „	2,218	..	..	..	..	..	..	..	2	30	6	30	1	3	3	23	34·12	14·14	11·25	13·53	25·81	
Imamwada „	2,944	..	..	..	..	..	..	1	1	41	6	42	2	2	8	30	23·22	11·06	9·92	14·27	39·93	
Princess Street „	312	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	4·07	8·91	3·04	..	25·81	
Mandvi Koliwada Chawls ..	689	..	..	..	..	..	..	1	..	2	..	3	..	..	..	3	7·70	3·97	1·44	4·35	24·47	
Supparibag Chawls ..	1,580	..	..	..	..	..	..	..	..	7	2	7	..	1	1	5	10·13	6·97	13·61	4·43	30·08	
Chinch Bunder Chawls ..	1,509	..	..	..	..	..	..	..	..	3	1	3	..	..	..	3	16·62	4·65	6·09	1·99	39·93	
Mahar Chawls	1,821	..	..	..	..	..	..	..	..	17	5	17	2	2	3	10	..	..	..	9·34	37·37	
Peons' „	429	..	..	..	..	..	..	..	..	1	..	1	..	..	..	1	..	..	..	2·33	37·37	
Kalapani „	605	..	..	..	..	..	..	..	..	6	1	6	..	..	..	6	..	..	..	9·91	37·37	
Semi-permanent Sheds, Palton Road ..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	Site handed over to Government under T. R. No. 255 of 25th April 1922.
„ „ Chowpati ..	848	..	..	..	..	..	..	..	..	7	2	7	..	..	1	6	24·57	16·07	10·70	8.25	22·74	
„ „ Agripada ..	1,099	..	..	..	..	..	..	..	..	7	1	7	..	1	1	5	4·78	3·96	2·62	6.37	37·37	
„ „ Supparibag ..	591	..	..	..	..	..	..	..	..	1	..	1	..	..	..	1	10·64	5·31	4·23	1.69	30·08	
„ „ Nowroji Hill ..	532	..	..	..	..	..	..	..	..	1	..	1	..	..	..	1	18·64	3·79	4·78	1.88	39·93	
„ „ Chinch Bunder.	381	..	..	..	..	..	..	..	..	2	..	2	..	..	..	2	6·11	8·85	3·30	5·25	39·93	
	21,962	..	..	..	..	..	..	15	14	218	54	233	10	15	38	170	25·20	15·52	11·92	10·61		
	..	..	..	..	..	..	..		29	272		..	..	..	..	..	70·04	46·80	45·58	31·06	Whole City.	
Foras Road Chawls	1,733	..	..	..	..	..	..	..	..	6	..	6	..	..	1	5	..	..	..	..	..	
Mazagoan Chawls	1,729	..	..	..	..	..	..	..	..	2	..	2	..	..	..	2	..	..	..	..	..	
	3,462																					

A=Regular residents. B=Outsiders brought in sick or deceased.

14. The average population in the Board's chawls (excluding the Foras Road and Mazagaon chawls) and semi-permanent camps was 21,962 as shown in the following table :— **Administration of Chawls.**

It will be seen that the mortality statement for this year is interesting in more ways than one: firstly the average death-rate is the lowest since 1912 and secondly that it has been continuously declining since 1912, with the exception of the years 1918 and 1919 when there were influenza epidemics. (*See* marginal statement of the death-rates per 1,000 from 1912 to 1922). The same satisfactory results are noticeable also in individual groups of chawls. In most of the chawls with the exception of Chandanwadi, Imamwada and Mandvi-Koliwada and camps at Agripada and Chinch Bunder, the death-rate is lower than in the previous year.

Year.	Death-rate per 1,000 in Board's Chawls.
1912	36·23
1913	25·49
1914	27·30
1915	22·13
1916	19·44
1917	17·80
1918	38·12
1919	25·20
1920	15·52
1921	11·92
1922	10·61

The death-rate in Agripada A chawls is again higher this year than in any other chawls, but it is the lowest since 1918. With a view to ascertaining the cause of the continued higher death-rate in these chawls the Executive Health Officer, Bombay Municipality, was requested to inquire into the cause and suggest any feasible remedy. The Health Officer after due inquiry reported that the cause was "the bare subsistence wage the occupants received which meant less food and the many disabilities that went with a lower social grade."

Separate blocks of chawls or floors in a block are reserved as far as practicable for each of the several communities, *viz.*, Hindu, Mahomedan, Christian, etc.

The following table gives the classification of the inmates of the chawls by communities according to the census of January 1923:—

Chawls at	Low caste Hindus.	Other Hindus.	Mahomedans.	Christians.	Jews.	Others.	Total.
Agripada	1,797	2,409	502	710	8	..	5,426
Chandanwadi	304	1,013	164	548	..	..	2,029
Princess Street	..	326	..	..	..	..	326
Imamwada	..	1,690	1,256	..	..	..	2,946
Nagpada	..	410	362	109	71	..	952
Mandvi Koliwada	..	610	..	80	..	..	690
Chinch Bunder	..	1,470	10	..	..	..	1,480
Suparibag	450	384	190	562	4	..	1,590
Mahar Chawls	1,841	..	..	..	..	..	1,841
Peons' Chawls	..	252	156	..	..	..	408
Kalapani	..	..	988	..	..	..	988
Foras Road	4	1,742	501	121	..	..	*2,368
Mazagaon	30	2,460	340	..	..	..	2,830
	4,426	12,766	4,469	2,130	83	..	23,874

* The two chawls handed over to the B. B. & C. I. Railway are excluded from these figures.

Semi-permanent sheds at	Low caste Hindus.	Other Hindus.	Mahomedans.	Christians.	Jews.	Others.	Total.
Scheme 6, Sion-Matunga ..	..	541	..	..	..	..	541
Chaupati	9	959	..	3	..	..	971
Nowroji Hill	21	611	..	..	..	..	632
Chinch Bunder	41	549	..	..	..	..	590
Scheme 31, Parel	..	510	36	..	..	..	546
Kalapani	141	..	42	..	..	..	183
Haines Road	1,210	..	504	..	..	..	1,714
Sydenham Road	..	98	..	..	..	..	98
Suparibag	342	..	..	..	..	..	342
Miscellaneous	172	..	..	..	..	..	172
	1,936	3,268	582	3	..	..	5,789

LIBRARY OF THE BOMBAY BRANCH OF THE ROYAL ASIATIC SOCIETY.

Occupations followed by the principal tenants of the Board's chawls are shown in detail in the following statements:—

Occupation or place of employment of the tenants.	Agripada.	Chandanwadi.	Princess Street.	Mandvi Kolliwada.	Imamwada.	Nagpada.	Suparibag.	Chinch Bunder.	Workmen's cottages.	Mahar Chawls.	Peons' Chawls.	Kalapani.	Foras Road.	Mazagaon.	Total.
Mills	411	4	1	..	5	7	64	6	..	25	1	170	..	37	731
B. B. & C. I. Railway	39	9	..	1	7	10	40	10	..	4	..	..	..	..	120
G. I. P. Railway	142	9	1	4	11	21	217	5	15	52	2	..	..	1	480
Municipality	76	2	..	..	16	18	12	6	..	8	39	1	69	..	247
Port Trust	30	2	..	3	24	7	4	25	..	5	..	..	10	..	110
Police	10	4	2	..	18	6	..	3	..	..	1	..	..	..	44
Improvement Trust	31	10	1	..	10	7	1	4	..	6	50	1	23	..	144
Under Government but not in Police.	74	15	3	6	24	42	10	11	..	3	8	..	52	..	248
Fishermen	..	..	1	90	7	..	..	22	..	..	..	..	..	..	120
Hospitals, Missions and Schools..	18	9	..	4	13	9	4	2	..	16	..	..	2	1	78
Factories	84	17	2	10	92	25	25	12	..	23	..	..	14	40	344
Docks	37	6	1	2	22	10	18	31	..	16	..	..	208	57	408
Hawkers	54	104	8	5	77	22	3	19	..	6	..	25	3	..	326
Shop-keepers	65	38	2	30	27	2	2	11	..	2	..	3	..	14	196
Curd-Sellers	52	10	..	40	5	2	..	2	..	..	..	..	..	..	111
Office Peons	73	74	16	18	47	15	10	20	..	4	2	..	25	17	321
Office Clerks	60	45	2	9	26	8	22	7	..	4	2	..	22	19	226
Domestic Servants	55	48	..	2	8	9	5	12	..	1	..	..	5	3	148
Cart-drivers	29	1	1	1	66	30	..	50	..	14	..	..	..	24	216
Artisans	91	47	4	6	7	1	8	6	..	26	6	2	40	27	271
Tailors	14	39	..	..	54	5	16	29	..	..	..	1	..	2	160
Coolies	114	88	10	6	9	8	5	6	..	67	..	1	23	91	428
Barbers and Dhobies	16	24	..	..	24	2	5	8	..	..	1	..	2	18	100
Pressmen	8	15	2	3	214	7	3	45	..	..	..	1	..	17	315
Sundry Occupation	54	50	7	11	13	6	4	4	..	35	7	35	16	164	306
Unemployed	28	2	..	1	80	9	..	16	..	3	..	..	5	24	168
Total No. of occupied rooms	1,665	672	64	252	906	288	478	372	15	320	119	240	519	556	6,466
Office, Stores &c.	..	..	..	..	..	..	2	..	..	..	..	..	1	..	3
Vacant rooms	..	..	..	..	..	..	..	..	..	..	1	..	120	4	125
GRAND TOTAL ..	1,665	672	64	252	906	288	480	372	15	320	120	240	640	560	6,594

Occupations followed by the principal tenants of the Board's semi-permanent sheds are shown in detail in the following statement :—

Occupation or place of employment of the tenants.	Locality of semi-permanent sheds.								
	Scheme 6 Sion-Matunga.	Chaupati.	Nowroji Hill and Chinch Bunder.	Scheme 31-Parel.	Kalapani and Haines Road.	Sydenham Road.	Suparibag.	Sheds for Sweepers.	Total.
Mills	31	20	51	102	264	..	..	..	468
B. B. & C. I. Railway	20	6	7	51	..	..	..	..	84
G. I. P. Railway	32	..	18	10	..	..	1	..	61
Municipality	..	6	23	..	32	..	70	..	131
Port Trust	7	..	52	..	28	..	..	..	87
Police	..	4	..	..	..	..	..	..	4
Improvement Trust	..	5	10	..	78	..	22	44	159
Under Government but not in Police ..	6	..	..	..	..	..	..	..	6
Fishermen	..	27	..	..	..	..	..	..	27
Hospitals, Missions and Schools	..	8	..	..	..	..	..	..	8
Factories	6	16	12	..	..	2	..	..	36
Docks	..	3	60	..	..	..	..	..	63
Hawkers	..	..	5	..	4	..	..	..	9
Shop keepers	..	5	1	..	..	..	..	..	6
Office Peons	..	70	19	..	6	..	..	..	95
Office Clerks	..	4	..	..	..	..	..	..	4
Domestic Servants	..	..	16	..	20	..	..	..	36
Cart-drivers	3	..	17	..	6	..	..	..	26
Artisans	..	..	..	..	..	6	..	..	6
Tailors	..	..	..	..	2	..	..	..	2
Coolies	6	41	30	..	8	..	3	..	88
Barbers and Dhobies	..	24	..	..	..	..	..	..	24
Pressmen	5	23	20	..	..	..	..	..	48
Sundry occupations	..	..	..	3	84	18	..	..	105
Unemployed	5	..	11	..	12	4	..	..	32
Total number of occupied rooms ..	..	..	..	..	..		..	..	..
Office Stores, &c.	..	..	..	..	..	..	..	..	..
Vacant rooms	..	..	..	..	..	..	..	..	..
GRAND TOTAL .	121	262	352	166	544	30	96	44	1,615

It may be noted that both in permanent and semi-permanent chawls about one-third of the occupants may be described as being in the public service. When Government and the Railway Companies provide sufficient accommodation for all their workmen and servants, there will then be more accommodation available in the Trust buildings for those of the working classes, who work for private companies and firms.

The following statement shows where the tenants of Board's chawls and semi-permanent sheds lived prior to their admission into these chawls :—

	Number of tenants who came from			
	Demolished buildings in Board's Schemes.	Buildings in Bombay outside the Schemes.	Up-country.	Total.
Permanent Chawls.				
Chandanwadi	180	450	42	672
Princess Street	61	3	..	64
Mandvi Koliwada	185	67	..	252
Imamwada	439	396	71	906
Nagpada	43	118	127	288
Agripada..	429	1,028	208	1,665
Suparibag	40	364	74	478
Chinch Bunder	372	..	..	372
Workmen's Cottages, Matunga	..	15	..	15
Clerk Road	115	205	..	320
Peons' Chawls	7	113	..	120
Kalapani..	240	..	..	240
Foras Road	347	172	..	519
Mazagaon	556	..	..	556
Total ..	3,014	2,931	522	6,467
Semi-Permanent Sheds.				
Scheme 6 Sion-Matunga	121	..	..	121
Chaupati	209	45	8	262
Scheme 29 Nowroji Hill	352	..	..	352
„ 31 Parel	166	..	..	166
„ 32 Haines Road	342	180	22	544
„ 37 Sydenham Road	30	..	..	30
„ 31 Suparibag	81	15	..	96
Miscellaneous for Sweepers	..	44	..	44
Total ..	1,301	284	30	1,615

Foras Road Chawls.—During the year 7 more blocks were taken over, of which 3 were completed blocks and 4 partially complete *i.e.*, with only 60 rooms in each block. At the end of the year, however, we had 640 rooms of which 596 rooms accommodated tenants as follows :—

336 displaced families from Kolbhatwadi (Scheme 54).
70 displaced families from Bhendi Bazar (Scheme No. 37).
190 Employees of the Trust and other Government and public offices.
596
44 Rooms vacant.
640 Total.

The displaced tenants from Kolbhatwadi and Bhindi Bazar referred to above were offered rooms in the chawls at concessional rents of Rs. 6 to 8, *vide* Trustees' Resolution No. 99 of 14th February 1922. These concessional rents are not to extend beyond 5 years and are to be considered strictly personal to the tenants to whom they are granted.

Mazagaon Chawls.—During the year 7 blocks out of 16 sanctioned under Trustees' Resolution No. 75 of 5th March 1918, and consisting of 560 rooms were completed and occupied. These rooms are solely occupied by the displaced tenants of schemes 29 and 50. The rents charged are Rs. 10 for each single room and Rs. 11 for the end rooms (*Vide* Trustees' Resolution No. 224 of 14th April 1922).

Staff quarters in Schemes 5 and 6.—The construction of quarters for the staff was sanctioned under Trustees' Resolution No. 644 of 1922. These were completed during the year. The quarters consist of—

36 three-room tenements.

72 two-room tenements,

and 5 cottage blocks.

The rents fixed are as follows :—

Three-room tenements.

Floor.	Prescribed rent.	Special minimum rent for Trust scheduled staff.
Ground	Rs. 55	Rs. 36
First	„ 60	„ 40
Second	„ 65	„ 44

Two-room tenements.

Floor.	Prescribed rent.		Special minimum rent for Trust staff.	
	Middle.	End.	Middle.	End.
Ground	30	32	20	22
First	33	35	22	24
Second	36	38	24	26

Cottage blocks at Rs. 20 each.

Palton Road Camp.—This camp consisting of 249 rooms erected in 1906 to accommodate people dishoused from Scheme 8 was handed over to Government, *vide* Trustees' Resolution No. 255 of 25th April 1922.

The total yearly rental of the 5,475 rooms in the Trust chawls amounted to Rs. 3,75,369, *vide* Appendix I-2 and note at foot thereof. The revenue actually collected amounted to Rs. 3,75,600 or 97·82 per cent. of the total recoverable, *i.e.*, Rs. 3,75,342 for the year *plus* previous arrears of Rs. 8,555.

The total rental for the year 1922-23 of the 2,039 rooms including looms in the weavers' sheds in Trust's semi-permanent sheds was Rs. 70,922.

The revenue actually collected amounted to Rs. 61,522 or 78·87 per cent. of the total recoverable Rs. 68,470 for the year *plus* previous arrears Rs. 9,548.

The rents charged by the Board for their permanent chawls range from Rs. 3-10 to Rs. 17-5-0 per living room.

Particulars.	Permanent chawls.		Semi-permanent sheds.	
	1921-22.	1922-23.	1921-22.	1922-23.
Sanitary staff ..	6·71	7·14	11·18	11·34
Pump men	1·33	1·16	..	..
Cost of management and establishment	7·50	7·50	7·50	7·50
Municipal taxes ..	12·43	14·28	13·15	14·71
Repairs, Maintenance and supply of stores.	14·33	15·77	22·82	16·00
Vacancies	0·00	0·00	1·29	3·45
Total ..	42·30	45·85	55·94	53·00

The percentage of out-goings to gross revenue in the Trust chawls is as in the margin. On the basis of the maximum annual rental of Rs. 3,75,369, *i.e.*, full letting value of such of the sets of the chawls as were occupied throughout the whole year, and outgoings at 45·85 per cent., the net annual income of the permanent chawls works out to Rs. 2,03,263 or 3·65 per cent. on the cost of chawls Rs. 55·59 lakhs including value of land, *vide* (Appendix I-1). The Board have to pay interest and sinking fund charges on their cost at 4·61 per cent. per annum on the capital expenditure prior to 1919-20, and at an average rate of 6·35 per cent. per annum on the expenditure since incurred. This would amount to a charge of Rs. 2·75 lakhs per annum or an excess of Rs. 0·72 lakhs over and above the net annual income from these chawls, which would represent a loss of nearly Rs. 13·15 per room per annum on an average. The annual loss per room on the chawls erected before 1919 comes to Rs. 7·02 and on those chawls erected after 1919 comes to Rs. 63·3 per room.

The average population of the chawls during 1922-23 was 18,511 against 18,299 and 16,949 in 1921-22 and 1920-21, respectively, while the corresponding figures for semi-permanent chawls were 3,451, 4,258 and 4,312 respectively.

FINANCE.

Loan.

15. In the last report it was mentioned that a sum of Rs. 105 lakhs had been allotted to the Trust in 1921-22 by the Bombay Government out of temporary advances made by the Government of India, the rate of interest payable by the Board being 6½ per cent. pending further arrangements. The sanctioned loan for the year (1922-23) exclusive of the undrawn balance of Rs. 60 lakhs of the previous year's loan money was Rs. 172 lakhs. A total sum of Rs. 172 lakhs was drawn in the year, leaving a balance of Rs. 60 lakhs to be carried forward to 1923-24. This loan of 172 lakhs has also been obtained at a provisional rate of 6½ per cent. interest.

Sinking Fund.

The Trust's total borrowings on 31st March 1923 stood at Rs. 1,265 lakhs (Rs. 1,130 lakhs in India and £. 8,99,600 in England) involving payment of interest and sinking fund charges of about Rs. 75 lakhs per year.

Of this sum Rs. 697 lakhs have been obtained by financing arrangements made for short periods and the Board will have to repurchase the 6 per cent. debentures issued for these loans from the temporary lenders, as under:—

Rs. 40 lakhs from the Bank of India, on 10th November 1924 (at Rs. 99-5-0 p.c.)
„ 70 „ „ The Imperial Bank of India, on 30th April 1925.
„ 370 „ „ Bombay Government, on 1st November 1935 (Development Loan.)

The rest are the advances obtained from the Government of India which have been already mentioned.

The Trust debentures bear interest at 6 per cent., and it may be confidently expected their resale will more than cover the amount of the loan.

16. The following table shows the interest earnings and compares the same with the average daily balances for the last five years: — **Interest on Surplus cash balances.**

Particulars.	1918-19.	1919-20.	1920-21.	1921-22.	1922-23.
1. Average daily balances (in lakhs.)—					
(a) Not bearing interest, current account	0.15	0.19	4.21	2.37	1.41
(b) Bearing interest in current account ..	0.82	2.70	11.94	2.19	0.86
(c) Do. in fixed deposit account ..	19.19	17.62	68.36	30.43	34.92
(d) Do. in securities (at cost price) ..	..	..	45.16	67.10	69.66
Total ..	20.16	20.51	129.67	102.09	106.85
2. Interest earned on the above (in lakhs)—					
(a) On current account balance	0.02	0.06	0.26	0.06	0.02
(b) On fixed deposit balance	0.87	0.73	3.96	1.47	2.23
(c) On securities (nett)	..	..	2.30	3.61	4.37
Total ..	0.89	0.79	6.52	5.14	6.62
3. Average rate per cent. of interest earned—					
(a) On sums in current account	2	2.37	2.18	2.73	2.34
(b) On fixed deposit account	4.56	4.14	5.79	4.84	6.39
(c) On whole balances excluding securities.	4.40	3.88	5.00	4.41	6.05
(d) On whole balances including securities.	..	..	5.02	5.05	6.20
4. Average Presidency Bank rate	5.73	5.44	6.43	5.83	5.36

The rate of interest earning in the year was nearly 1 per cent. over the average Presidency Bank rate, as against a rate of 1 per cent. under the average bank rate in previous years.

The holdings in the current account (interest bearing and non-interest bearing) were greatly reduced, the average being 2.27 lakhs in the year against 4.56 lakhs in 1921-22 and Rs. 16.15 lakhs in 1920-21.

A larger portion was held in securities (6 per cent. bonds mostly).

These results were made possible solely by the extension and full use of *budli* arrangements with our bankers, whereby, we were able—

(*i*) to keep down daily current account balances to a minimum,

(*ii*) to invest in fixed deposits, only when favourable rates of interest were obtainable, and

(*iii*) to obtain moneys for temporary financing, on favourable terms from the bank while our securities (temporarily sold in *budli*) continued to yield us 6 per cent. interest. The net direct profit to us on these financing transactions amounted to Rs. 0·24 lakhs.

During the year 6 per cent. Government of India bonds 1932 of the face value of Rs. 30 lakhs were purchased and bonds of the value of Rs. 5 lakhs were sold, on which the Board realized a net premium of Rs. 10,625. The total holdings in Government of India bonds of 1926 and 1932 at the close of the year were Rs. 90 lakhs.

Banking. No change was made in the list of banks with which the Board's cash balances were permitted to be deposited.

Accounts for 1922-23. **17.** The audited balance sheet as on 31st March 1923 is attached to this report.

The transactions of the year under general and capital accounts were as follows :—

	Opening balance.	Receipts.	Expenditure.	Closing balance.
	Rs.	Rs.	Rs.	Rs.
Capital account	1,12,31,010	2,10,13,708	1,65,28,381	.....
General account	....	68,05,412	75,11,776	.....
Total ..	1,12,31,010	2,78,19,120	2,40,40,157	1,50,09,973

Of the closing balance, Rs. 87 lakhs were held in securities and Rs. 61 lakhs in fixed deposits with the prescribed banks.

Capital Account. **18.** The Board's capital account receipts for the last 5 years are as shown below :—

(in lakhs of rupees.)

	1918-19.	1919-20.	1920-21.	1921-22	1922-23
1. Loan proceeds	..	40.00	345.00	140.00	172.00
2. Sale proceeds	4.00	2.05	17.52	29.34	38.14
3. General account surplus ..	15.76	22.24	22.36	2.45	..
Total ..	19.76	64.29	384.88	171.79	210.14

The sale proceeds show a satisfactory increase and are due to the continuance of the policy mentioned in the last report of selling lands outright in suitable cases. The sale proceeds of Rs. 38·14 lakhs consist mainly of the following items :—

(*a*) Rs. 5·8 lakhs for lands appropriated for police accommodation schemes.

(*b*) Rs. 18·4 lakhs for lands sold to the development department for their housing scheme.

(*c*) Rs. 5·4 lakhs on account of land sold to a Mill Co. for their housing scheme.

(*d*) Rs. 1·2 lakhs on account of land sold to Government for post offices.

(*e*) Rs. 1·4 lakhs on account of commutation of rent of plots leased and premium for erection of motor garages.

19. The following is an analysis of the general (revenue) account during the last 25 years :— **General Account.**

ANALYSIS OF GENERAL ACCOUNT.

(Figures in lakhs.)

No.	—	Total to end of 1910.	1910-11	1911-12	1912-13	1913-14	1914-15	1915-16	1916-17	1917-18	1918-19	1919-20	1920-21	1921-22	9122-23
	SPECIAL ITEMS.														
1	Ordinary revenue from estates and interest earned.	88·2	16·7	19·5	20·7	23·8	25·0	26·7	30·1	33·2	35·6	37·8	43·6	49·2	50·2
2	Ordinary expenditure on maintenance & Taxes ..	25·4	4·1	4·1	3·4	3·5	4·9	5·2	5·3	5·9	6·1	6·7	7·6	9·9	11·0
3	Net ordinary revenue ..	62·8	12·6	15·4	17·3	20·3	20·1	21·5	24·8	27·3	29·5	31·1	36·0	39·3	39·2
4	Interest and sinking fund ..	86·0	19·9	21·2	21·7	22·2	22·4	23·8	25·8	25·6	25·2	24·1	29·4	52·6	64·1
5	Net shortage	23·2	7·3	5·8	4·4	1·9	2·3	2·3	1·0	—1·7	—4·3	—7·0	—6·6	13·3	—24·9
6	Municipal contribution ..	41·4	8·9	8·7	9·3	9·3	9·8	10·2	11·0	11·0	11·5	15·2	15·7	15·8	17·8
7	Net surplus+or deficit— ..	+18·2	+1·6	+2·9	+4·9	+7·4	+7·5	+7·9	+10·0	+12·7	+15·8	+22·2	+22·3	+2·5	—7·1

The following list shows annual net profit or loss each year since the Trust was formed.

Surpluses in the general account. Year.	Amount.	Deficit in the general account. Year.	Amount.
	Rs.		Rs.
1898-99	1,80,067	1906-07	56,081
1899-00	1,07,555	1907-08	1,22,781
1900-01	4,60,106	1908-09	1,25,307
1901-02	4,41,258	1922-23	7,06,364
1902-03	5,22,308		10,10,533
1903-04	1,81,487		
1904-05	67,141	**Net surplus** ..	1,29,02,222
1905-06	1,20,396		
1909-10	52,615		
1910-11	1,60,364		
1911-12	2,93,217		
1912-13	4,95,948		
1913-14	7,36,193		
1914-15	7,48,062		
1915-16	7,90,642		
1916-17	10,04,736		
1917-18	12,69,832		
1918-19	15,75,767		
1919-20	22,24,321		
1920-21	22,36,080		
1921-22	2,44,660		
Total	1,39,12,755	Total	1,39,12,755

As mentioned in the previous report, during the next few years, whilst the huge works on hand are in progress, temporary deficits in revenue account will occur, and this is the first year of such deficits. Such deficits are estimated to continue until the year 1935. A forecast recently made of the Trust resources shows that the present value of the profits as on 1st April 1923 amounts to Rs. 161 lakhs on a 6½ per cent. basis. On a 4 per cent. basis the present value would amount to Rs. 368 lakhs. This surplus or margin of safety has steadily increased from Rs. 16 lakhs (on 4 per cent. basis) in the year 1910 when the first detailed forecast was made.

Capital expenditure.

20. The figures under the main heads of capital expenditure during the last five years are as follows:—

	1918-19.	1919-20.	1920-21.	1921-22.	1922-23.
	(In thousands of Rupees.)				
	Rs.	Rs.	Rs.	Rs.	Rs.
Land acquisition	20,57	28,40	1,63,93	98,89	68,03
Works	8,24	29,14	94,18	89,59	83,40
Management and establishment (Portion debited to capital).. ..	3,82	5,46	10,93	16,27	13,85
General account deficit	..	..	..	..	7,06
Total Rs. ..	32,63	63,00	2,69,04	2,04,75	1,72,34

By the close of 1922-23, the Board had raised Rs. 12,65 lakhs by loans and their total capital receipts (including the grant of Rs. 54 lakhs received from Government) amounted to Rs. 15·78 lakhs out of which they have spent Rs. 85 lakhs on the improvement of Government and Municipal lands temporarily vested in them, Rs. 13,39 lakhs on their acquired estates and Rs. 4½ lakhs on their office buildings.

The method of distributing the cost of management and establishment has been fully explained in the annual report of 1912-13. The actual charges for the year amounted to Rs. 16·40 lakhs of which 13·85 lakhs were charged to capital account and the rest to revenue. The amount calculated according to normal percentages worked out to 15·22 lakhs and consequently, normal percentages under the various heads had to be slightly increased. The saving on the total expenditure on management and establishment over that of the previous year was 2·27 lakhs and was due to 0·95 lakhs having been paid as expenses of loans against 5·30 lakhs in the previous year, and the increase in the total cost of establishment by 1·88 lakhs due mainly to the temporary staff in the Engineer's office having been brought on the schedule in accordance with section 90 of the Act.

21. Details of the collection of revenue can be seen from the following table :— Collection of Revenue.

Particulars.	Revenue.		Total.
	Permanent.	Temporary.	
Amount for collection	21,12,939	29,64,752	50,77,691
Do. collected	20,58,084	24,40,628	44,98,712
Do. written off	....	1,998	1,998
Do. outstanding on 1st April 1923	54,855	5,22,126	5,76,981
Do. outstanding on 1st May 1923	37,455	3,91,222	4,28,677
Do. outstanding on 1st June 1923	29,544	3,37,754	3,67,298

The collection of permanent revenue is under the control of the Secretary whilst the temporary revenue is collected by the Land Manager. Outstandings of permanent revenue at the end of the year were 2·5 per cent. of the total demand, and under temporary revenue the percentage was 17·77. In connection with the temporary revenue 105 suits were filed for arrears aggregating Rs. 13,425, of which Rs. 10,207 still remain to be recovered.

In round figures the number of rent bills issued in the year for temporary revenue was over 2,65,200, the corresponding figure for the previous year being 2,63,000. No rent bills are issued for permanent revenue. It is payable at the Trust offices monthly, quarterly, half-yearly or yearly on agreed dates. About ten days before the due date, a memo. of amount and date is issued to each lessee and reminders at intervals of about ten days. The number in round figures of such memoranda and reminders issued in the year was 4,700.

A comparative statement showing the number of permanent tenancies with demand and collection as on 31st March of the past ten years is given below :—

Particulars.	1914	1915	1916	1917	1918	1919	1920	1921	1922	1923
Number of Tenancies	451	486	524	623	702	828	1,088	1,107	1,136	1,150
Demand including past arrears in lakhs of Rupees	9·70	10·57	11·27	11·92	12·93	15·00	16·37	16·90	19·87	21·12
Collection in lakhs of Rupees	9·46	10·34	11·14	11·83	12·79	14·81	16·27	16·62	18·98	20·58
Arrears in lakhs of Rupees	0·24	0·23	0·13	0·09	0·14	0·19	0·10	0·29	0·89	0·54
Percentage of arrears to Demand ..	2·4	2·2	0·1	0·7	1·0	1·2	0·6	1·7	4·4	2·5

Provident Fund.

22. The accounts of the provident fund established by the Board under Section 91 (6) of the Act stood as under on the 31st March 1923:—

	Trustees' Contribution.	Employees' Subscription.	Advances to Employees.	Total.
	Rs.	Rs.	Rs.	Rs.
Opening balance	3,66,703	3,43,583	—2,238	7,08,048
Receipts during the year	70,045	69,543	1,613	1,41,201
Total ..	4,36,748	4,13,126	—625	8,49,249
Payments during the year	18,171	39,205	—10,825	68,201
Closing balance	4,18,577	3,73,921	—11,450	7,81,048

Changes in Personnel.

Board.

23. The Chairman, Mr. E. G. Turner, was on leave till October 1922, and during his absence, Mr. R. H. A. Delves was appointed by Government as Acting Chairman.

Major J. E. G. Festing, R.E., attended the meetings during the short absence of Major General Cummins, C.M.G., in November and December 1922.

Mr. B. W. Kissan, I.C.S., attended the meetings during the absence of Mr. J. P. Brander, I.C.S., Collector of Bombay, from 18th April 1922 to 16th January 1923.

Mr. R. P. Masani, M.A., attended the meetings during the absence on leave of Mr. H. B. Clayton, I.C.S., Municipal Commissioner, Bombay, from 19th May 1922 to 3rd October 1922.

Mr. Vasantrao Anandrao Dabholkar, O.B.E., J.P., was re-elected by the Bombay Municipal Corporation, for a period of two years from April 1922.

Mr. J. A. Kay succeeded as the representative of Millowners' Association *vice* the late Sir Vithaldas Thackersey, Kt.

Mr. Harry T. Gorrie, J.P., was re-elected by the Chamber of Commerce as their representative.

Sir Lawless Hepper, Kt., was absent on leave for 3 months from 8th July 1922 during which Mr. P. W. Monie, C.S.I., I.C.S., was nominated by Government to act for him.

Mr. J. F. Watson, who was absent on leave, returned in November 1922. **Principal Officers.**

Mr. R. W. Cable, A.R.I.B.A., F.S.A., Professor of Architecture, Bombay School of Art, was appointed as Architect in place of Mr. Hawkins.

Meetings.

24. There were 43 Board Meetings and 108 Committee Meetings, the corresponding figures for previous years being 51 and 79 in 1921-22 and 53 and 85 in 1920-21.

The average attendance at the Board Meetings was 11·81 out of a total of 14 members and at the Committee Meetings 5·22 out of a total of 6 members.

Other matters of interest.

(*a*) British Empire Exhibition.

25. On a reference from the Government of Bombay the Board decided to participate in the British Empire Exhibition and have voted a sum of Rs. 10,000 in connection therewith.

The Chairman has also been appointed by Government an additional member of the Bombay Organizing Committee for the Exhibition.

(*b*) Encouragement to the Indian Style of Architecture.

As stated in the last report (para. 25 *a*) a competition was organized for different designs for facades of buildings in Indian Style. The idea was to secure designs illustrating the possibilities of erecting buildings which would be modern as regards constructional details, hygiene and planning, but at the same time in their general appearance would partake more of the traditional architecture of India rather than of the styles of architecture of Europe.

Prizes were offered for the best designs of three typical classes of buildings that are erected on the Trust's Estates, one type (A) representing buildings with shops and offices, such as are to be found in Hornby Road, Sandhurst Road and Princess Street, the second type (B) representing buildings with shops on the ground floor and residences above such as are to be found on the Suparibaug Road, and the third type (C) representing suburban residences such as are now springing up on the Dadar Matunga Estate.

The conditions laid down for the designs correspond to the general conditions obtaining for plots on the Trust's Estates, but with the exception of the condition that the buildings should not be more costly to erect than if carried out in the style at present prevalent in Bombay, the competitors were otherwise left free to indulge in their inventive ability. There was an excellent response to the competition; over 80 designs were received, the standard of several of them being very satisfactory.

The designs were required to be in the form of elevations rendered in colour, so as to be intelligible not only to professional Architects, but also to the ordinary man in the street; they form in effect pictures of the fronts of buildings which give at once a clear idea of what is intended. The designs were on exhibition for 9 days from 6th to 14th February 1923, at the Civics Exhibition in the Royal Institute of Science and were inspected by large numbers of the public.

The Assessors who made the awards were the President of the Bombay Architectural Association and the Trust Architect.

The second prizes for Types B and C were raised to Rs. 250 each and Rs. 200 each were paid to four competitors whose designs though not placed were highly commended by the Assessors.

The prize-winners were as follows :—

TYPE A.	Mr. M. V. Shah of Rangoon	placed equal-prizes of Rs. 500 and Rs. 200 divided.
	Messrs. Acott, Bhuta & Carpenter, Bombay	
	Messrs. Maung Tin and Maung Hla Thwin, Bombay	Extra prizes Rs. 200 each.
	Mr. Dominic D'Silva, Bombay	
TYPE B.	Messrs. Acott, Bhuta & Carpenter, Bombay	1st Prize Rs. 500.
	Messrs. Maung Tin and Maung Hla Thwin, Bombay	2nd Prize Rs. 250.
	Mr. Dominic D'Silva, Bombay	Extra prizes Rs. 200 each.
	Mr. B. P. Wadke, Bombay	
TYPE C.	Mr. J. F. Seervai, B. A., B. E., Bombay ..	1st Prize Rs. 500.
	Mr. K. B. Mazumdar, Delhi	2nd Prize Rs. 250.

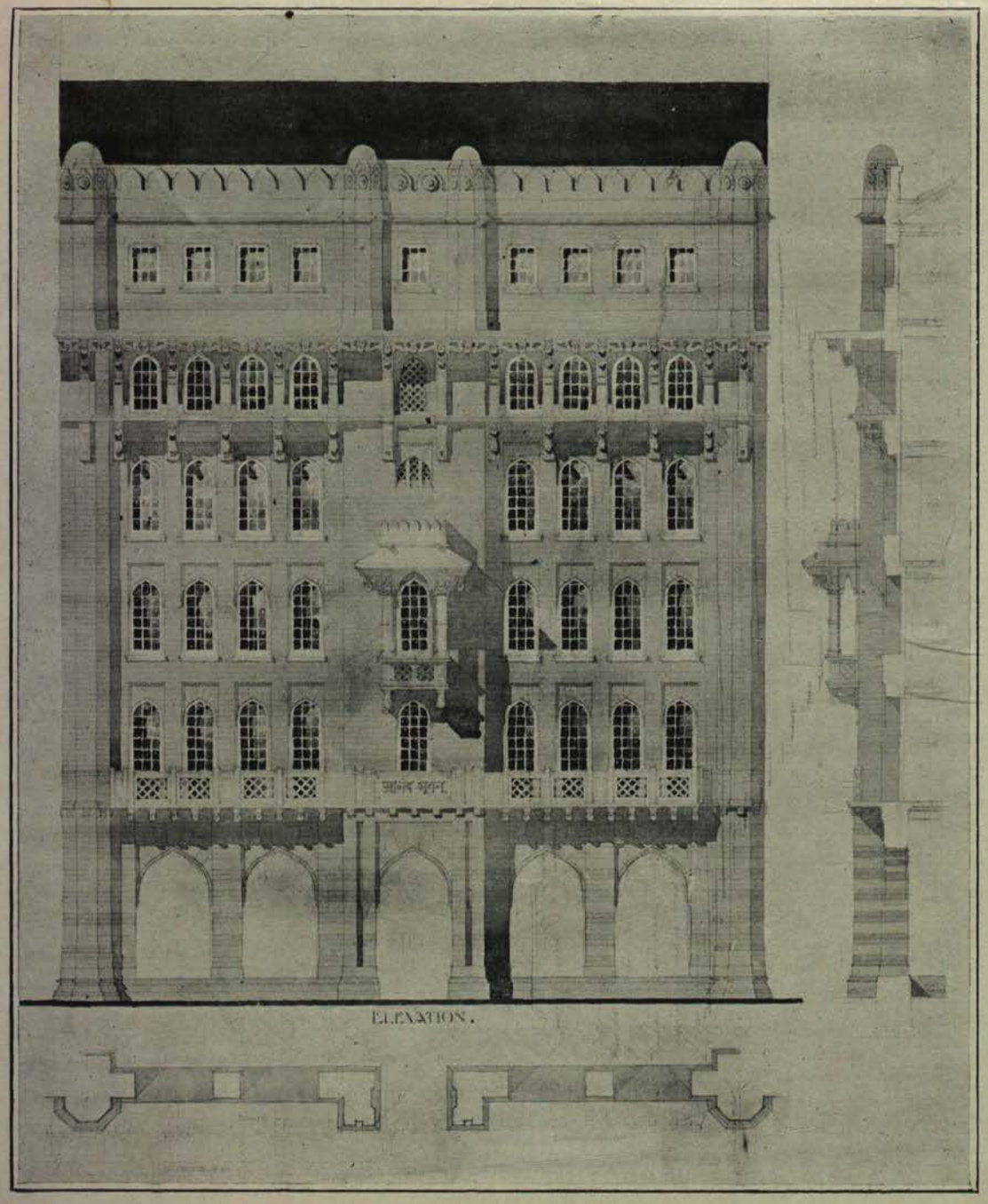
The winning designs are reproduced facing page 34.

(*c*) Examination of Accounts.

The Board decided to ask Government to depute Captain Price of the Government of India Audit Department to examine the Trust's system of accounts and to make suggestions if necessary for their improvement. Captain Price reported himself for duty in July 1923.

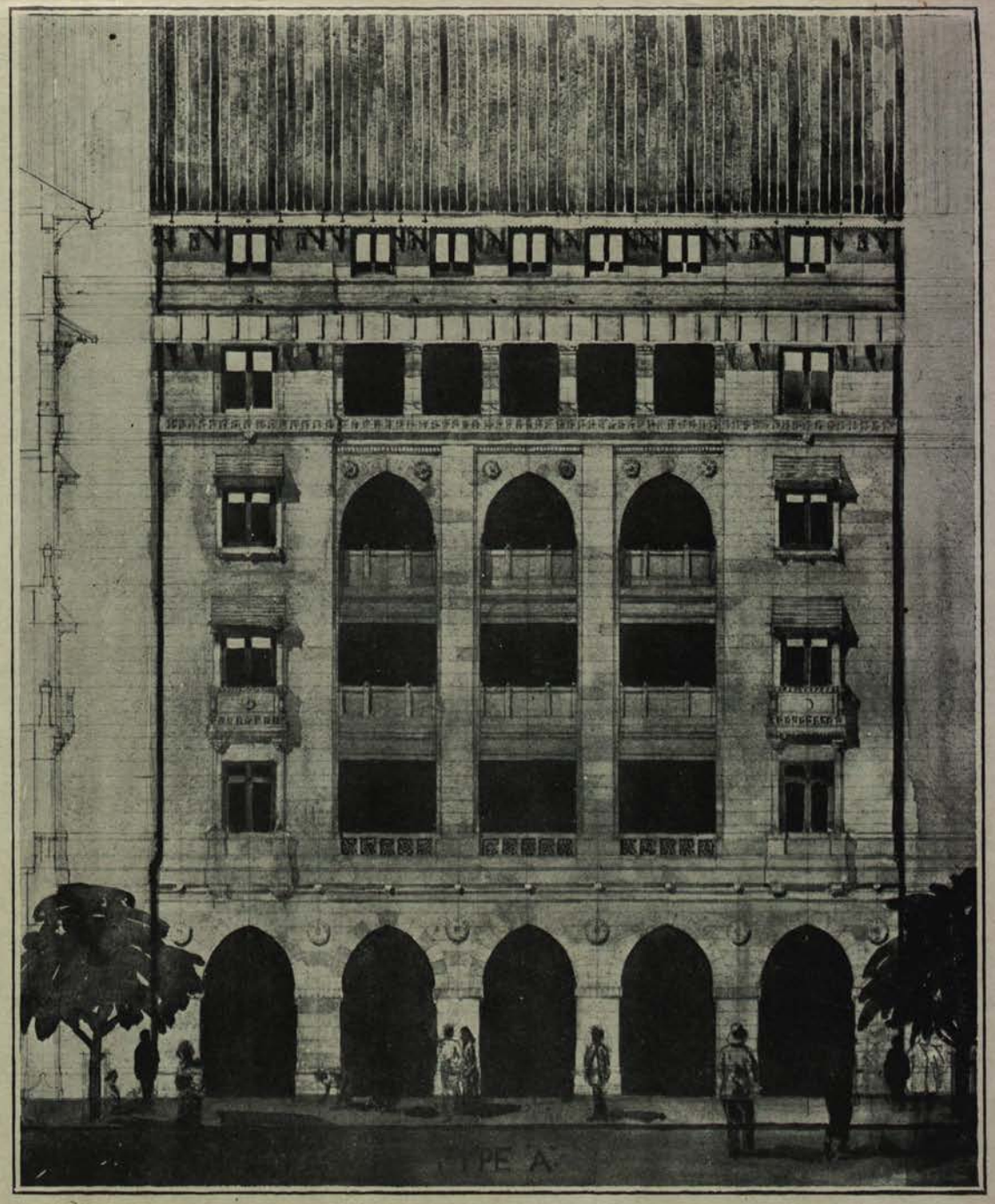
(*d*) Transfer Bill.

The Government Draft Bill transferring the powers and duties of the Trust to the Municipality is still under consideration both of the Trust and Municipality. The Draft Section 42-A evoked much discussion and it was decided to report on the section separately.



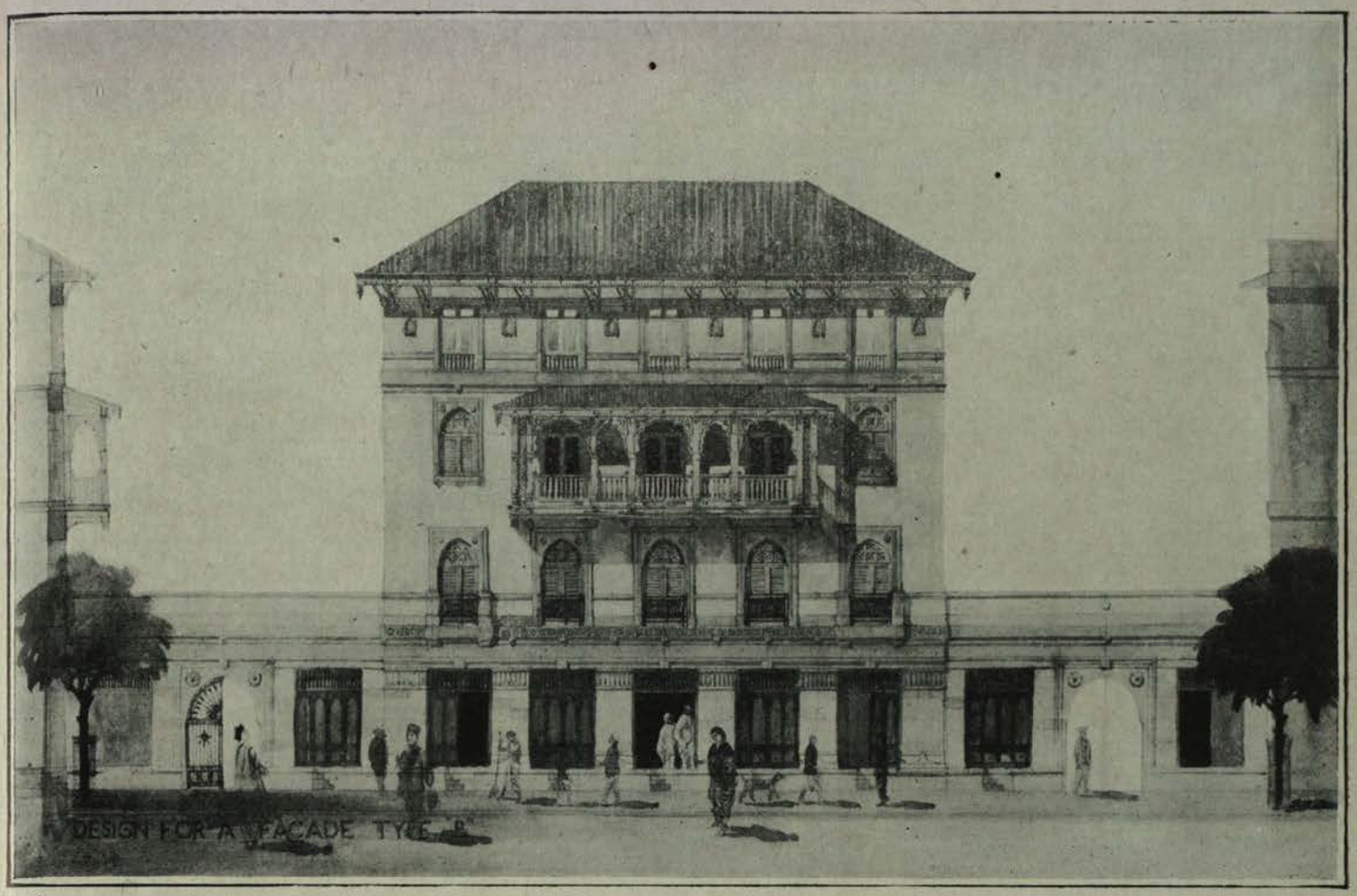
1st Prize (Equal), Type A.

M. V. SHAH, Architect, RANGOON.



1st Prize (Equal), Type A.

ACOTT, BHUTA, & CARPENTER, Architects, BOMBAY.

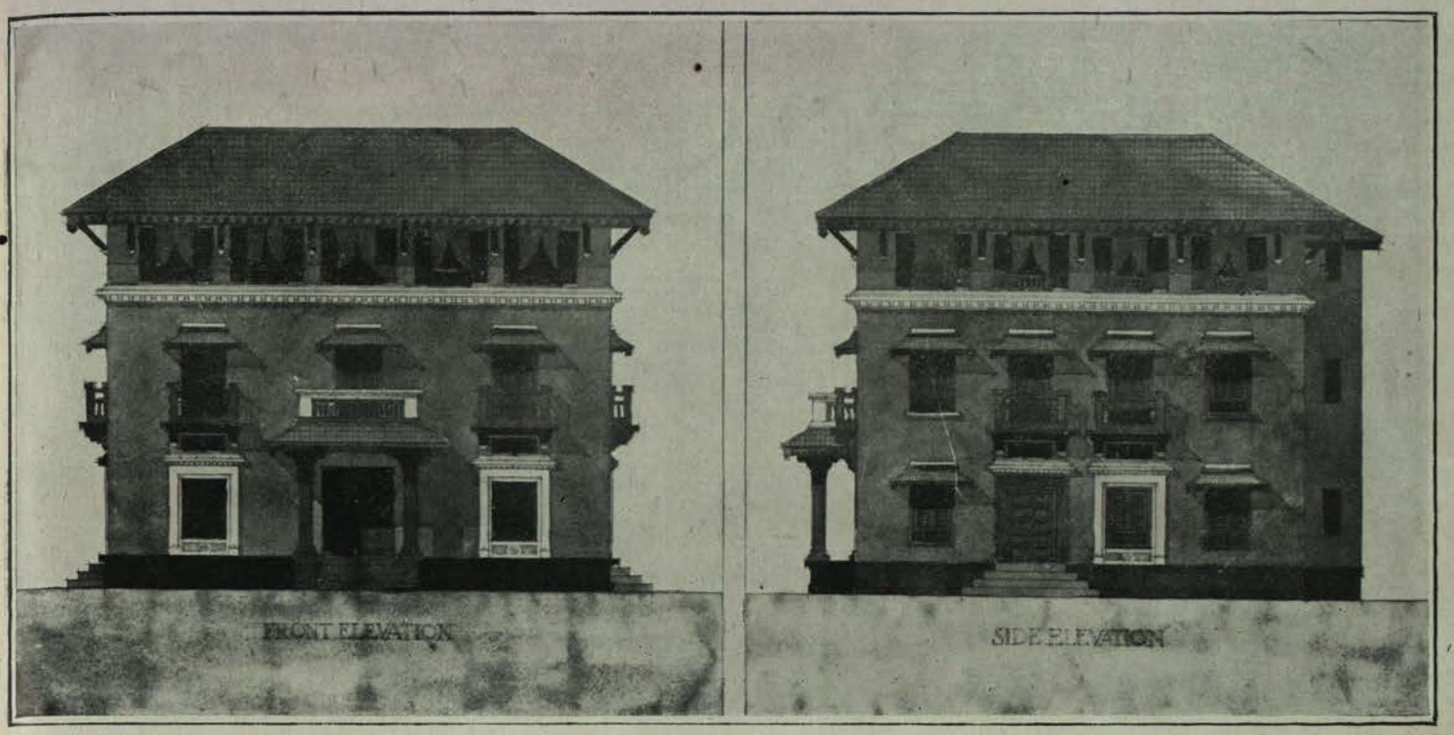


1st Prize, Type B.

ACOTT, BHUTA, & CARPENTER, Architects, BOMBAY.

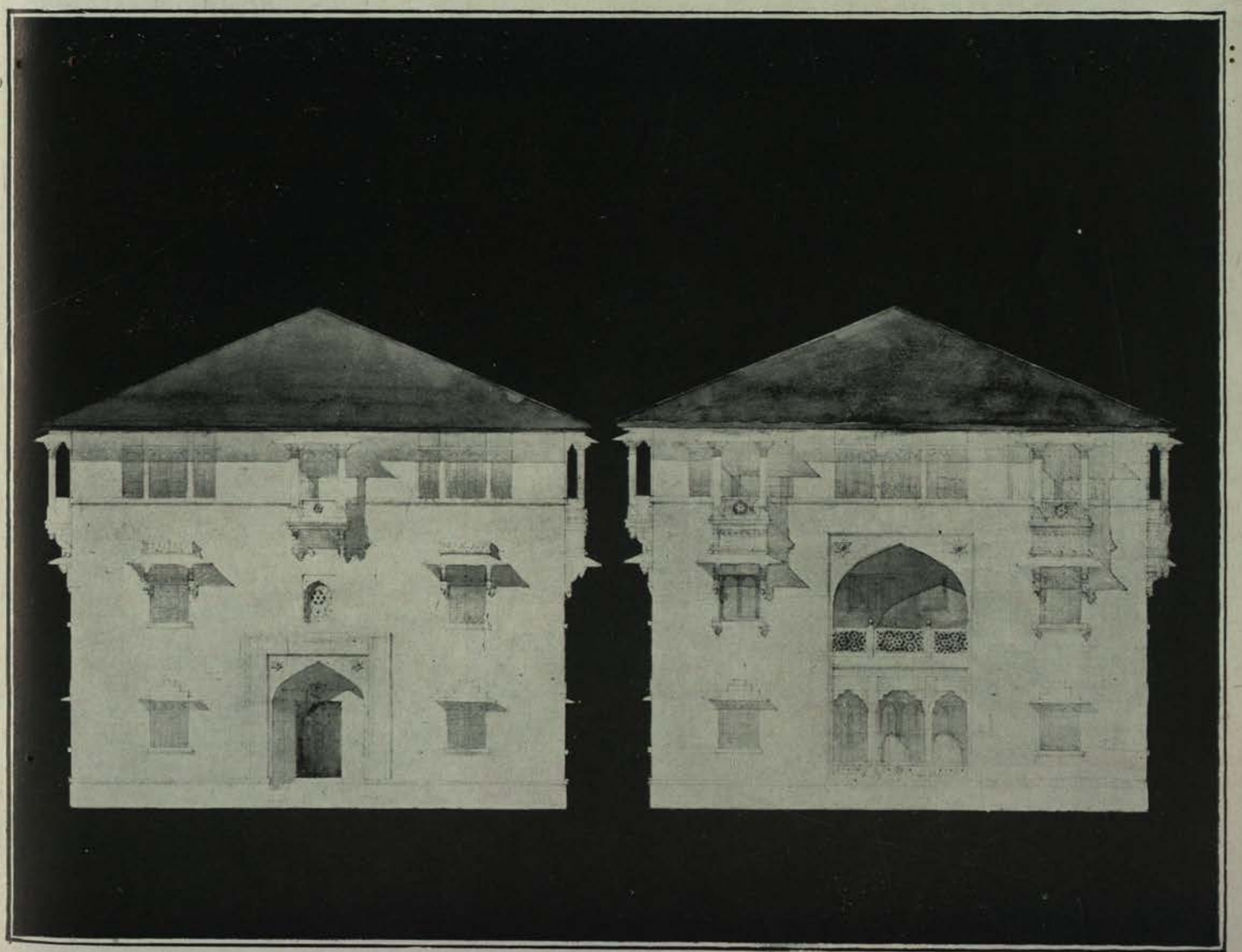
d Prize, Type B.

MAUNG TIN & MAUNG HLA THWIN, Architects, BOMBAY.



1st Prize, Type C.

J. F. SEERVAI, B.A., B.E., Architect, BOMBAY.



2nd Prize, Type C.

K. B. MAZUMDAR, Architect, DELHI.

(*e*) Concessional rents to displaced tenants.

The displaced tenants in Scheme 47, Parel Road, Northern and Scheme 54, Kolbhatvadi, were offered accommodation in Foras Road Chawls at a concessional rent of Rs. 6 and Rs. 6 to 8 per room respectively on condition that the concession was to be regarded strictly as personal, that no subletting was to be permitted and the period of the concession would not extend beyond 5 years.

(*f*) Costs Superintendent.

The pay of the post which was at first fixed at Rs. 500—25—600 plus conveyance allowance was revised and fixed at Rs. 700—30—850 plus conveyance allowance at Rs. 65 for keeping a motor-cycle. The selection of the candidate—Mr. Stephenson—was made by the Consulting Engineers in England.

(*g*) Bonus.

The Board were pleased to grant a bonus of Rs. 1,100 to Mr. F. R. Merchant, Deputy Secretary and Accountant, on his leaving the service of the Board, in consideration of certain extra work that had been done by him.

(*h*) Welfare of working classes.

(1) The Social Service League were permitted to use the Trust Chawl compounds free of rent for holding open air sports and magic lantern lectures for the working class people.

(2) The Board sanctioned payment to all coolies (including contractors' coolies) of half pay per day for not more than two days' absence in connection with inoculation on the out-break of plague at Sion-Matunga and Worli-Koliwada.

(*i*) Deaths.

The Board recorded with regret three deaths during the year and passed resolutions expressing their appreciation of their service and sympathy with the families of the deceased.

1. Sir Walter Hughes, the first Chairman of the Board and later a Trustee,
2. Sir Vithaldas D. Thackersey, Trustee, and
3. Sir Bhalchandra Krishna—late Trustee.

(*j*) Accidents.

There were three accidents on Trust Works where compassionate gratuities were granted.

In one case two coolies lost their legs while on duty. They were supplied with artificial legs and retained in Trust Service as watchmen. In another case a flagman was injured and he was given half pay whilst incapacitated and afterwards kept in service on work suitable to his physique. The third case was unfortunately one of fatal accident. The widow of the deceased was granted a gratuity of Rs. 100 and was provided with work in the Trust service and accommodation in a Semi-permanent shed.

(*k*) REVISION OF THE ENGINEER'S ESTABLISHMENT—SUPERIOR STAFF.

One post of Senior Assistant Engineer on Rs. 1,200—1,500 on temporary schedule was transferred to the permanent schedule.

The Board also approved of the proposals regarding the changes in the designation of Officers—

(i) The Trust Engineer to be styled as Chief Engineer.

(ii) The Personal Assistant to Engineer,
Deputy Engineer,
Architect,
Senior Assistant Engineers on Rs. 1,200—1,500
} to be styled as Executive Engineers, 1st grade.

(iii) Senior Assistant Engineers on Rs. 650—1,200, to be styled as Executive Engineers, 2nd grade.

(iv) Junior Assistant Engineers to be styled as Assistant Engineers.

26. The following table gives some indication of the work done by the Trust **Estate Statistics.** in the gradual development of their estates in recent years :—

Trust's Estate Statistics.

As at end of year.	I.—Area of Estate.										II.—Area resumed or sold in acres.	III.—Area to be acquired in acres.	IV.—Roads.		V.—Chawls.				VI.—Police Chawls.			VII.—Tenements for families in lessees' completed buildings.	VIII.—Total new tenements, cols. 16+20+23.	IX.—Cost of programme.	
	Developed.				Undeveloped.				Total.															Spent. In	To be spent. lakhs.
	Total in acres.	Leased plots. Acres.	Leased plots. Annual rent in lakhs.	Unleased plots, acres.	Total in acres.	No. of buildings.	No. of tenements.	Net annual temporary revenue in lakhs.	Acres, cols. 2+6.	Annual revenue in lakhs cols. 4+9.			Constructed in miles.	Cost of construction in lakhs.	Tenements provided.	Cost in lakhs.	Actual rent in lakhs.	Actual net revenue in lakhs per annum.	Tenements provided.	Cost in lakhs.	Annual rent in lakhs.				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26
1913–14	293	145	10·5	59	1,121	873	9,879	7·5	1,479	18·0	215	134	14·3	22·1	4,301	40·5	2·2	1·7	902	12	0·5	5,737	11,591	509	276
	65 358														*651	2·26	0·10	0·10							
1914–15	308	157	11·2	57	1,119	899	10,779	7·4	1,494	18·6	249	130	15·6	24·2	4,301	40·5	2·2	1·5	902	12	0·5	6,151	12,282	540	259
	67 375														*928	2·55	0·27	0·19							
1915–16	367	200	12·7	61	1,090	860	10,337	7·7	1,525	20·4	253	96	17·2	26·0	4,316	40·7	2·3	1·5	902	12	0·5	6,624	12,795	572	307
	68 435														*953	2·66	0·3	0·16							
1916–17	391	227	14·6	53	1,068	836	9,228	9·0	1,530	23·6	261	112	18·1	30·2	4,750	46·7	2·5	1·6	1,162	12	0·6	7,138	14,003	597	281
	71 462														*953	2·67	0·3	0·17							
1917–18	553	263	16·2	91	903	824	8,944	9·7	1,527	25·9	286	117	19·9	33·1	†4,940	‡46·7	2·8	1·8	1,162	12	0·6	8,155	15,211	615	278
	71 624														*954	2·76	0·3	0·17							
1918–19	554	318	18·4	39	911	882	9,901	10·8	1,539	29·2	293	134	21·3	38·1	†5,192	‡46·8	2·8	1·8	1,162	13·3	0·6	9,612	17,080	644	297
	74 628														*1,114	3·22	0·3	0·17							
1919–20	692	447	21·3	48	1,187	944	10,865	11·4	1,958	32·7	299	1,642	24·0	46·8	†5,192	‡51·1	2·8	1·8	1,162	13·3	0·6	10,644	19,222	704	550
	79 771														*2,224	5·51	0·4	0·25							
1920–21	785	487	23·2	44	1,316	1,219	12,979	11·8	2,182	35·0	301	1,033	28·3	55·8	†5,512	‡54·7	2·9	1·7	2,245	13·3	0·6	11,908	21,387	949	666
	81 866														*1,722	7·7	0·6	·3							
1921–22	829	513	24·9	43	1,597	1,295	13,546	12·1	2,507	37·0	396	614	33·3	80·6	†6,032	‡60·9	3·5	2·1	2,245	13·3	0·6	13,187	23,356	1,122	484
	81 910														*1,892	8·3	0·7	0·3							
1922–23	864	519	25·3	54	1,764	1,242	12,923	12·3	2,711	37·6	401	400	39·1	111·0	†7,072	‡90·7	4·6	2·6	2,374*a*	13·3*b*	0·6	14,139	25,427	1,251	585
	83 947														*1,842	9·3	0·6	0·3							

Italics in col. 2 indicate area of roads handed over to the Municipality.
† Including 504 in Spring Mills Chawls which are the property of the Board for 28 years only.
(*a*) Taken from appendix N-1.
(*b*) Represents cost of completed Police accommodation schemes, *vide* appendix H-1.

*Semi-permanent sheds for dishoused tenants.
‡Exclusive of the cost of Spring Mills Chawls, *viz.*, 5·18 lakhs.

18*th October* 1923.

E. G. TURNER, *Chairman,*
City of Bombay Improvement Trust.

Appendix A.

Capital Account.

Figures in Lakhs.

	1918-19.		1919-20.		1920-21.		1921-22.		1922-23.	
	In year.	To the end of year.	In year.	To the end of year.	In year.	To the end of year.	In year.	To the end of year.	In year.	To the end of year.
	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
Receipts.										
Loan	..	568·0	40·0	608·0	345·0	953·0	140·0	1093·0	172·0	1265·0
Discount or premium +	..	—7·7	..	—7·7	..	—7·7	..	—7·7	..	—7·7
Sale proceeds	4·0	70·8	2·1	72·9	17·5	90·4	29·3	119·7	38·1	157·8
Appropriation from general account	15·8	89·0	22·2	111·2	22·4	133·6	2·4	136·0	..	136·0
Special contribution from Government	..	54·0	..	54·0	..	54·0	..	54·0	..	54·0
TOTAL ..	19·8	774·1	64·3	838·4	384·9	1,223·3	171·7	1,395·0	210·1	1605·1
Expenditure.										
I.—On Government and Municipal property.										
Schedule "C"	0·1	6·6	*N*	6·6	*N*	6·6	*N*	6·6	0·1	6·7
„ "D"	0·2	15·4	0·1	15·5	0·1	15·6	0·2	15·8	..	15·8
„ "E"	..	4·7	..	4·7	..	4·7	..	4·7	..	4·7
Police accommodation Schemes	0·8	16·9	12·1	29·0	14·4	43·4	1·8	45·2	12·2	57·4
TOTAL ..	1·1	43·6	12·2	55·8	14·5	70·3	2·0	72·3	12·3	84·6
II.—On the Trust's own acquired lands.										
Cost of management and establishment	3·6	63·5	4·7	68·2	10·3	78·5	15·8	94·3	13·4	107·7
Acquisition of land ..	20·6	535·0	27·3	562·3	163·9	726·2	97·0	823·2	61·8	885·0
Chawls	0·5	32·3	6·3	38·6	21·3	59·9	21·9	81·8	15·7	97·5
Roads	6·4	30·4	9·6	40·0	47·3	87·3	63·6	150·9	63·5	214·4
Other works	*N*	9·8	*N*	9·8	0·1	9·9	0·6	10·5	0·1	10·6
Mill Company's chawls ..	0·4	4·1	1·1	5·2	..	5·2	2·1	7·3	0·4	7·7
TOTAL ..	31·5	675·1	49·0	724·1	242·9	967·0	201·0	1,168·0	154·9	1322·9
III.—Miscellaneous.										
Office buildings	..	3·2	0·7	3·9	0·6	4·5	*N*	4·5	..	4·5
Other items	..	4·1	1·1	5·2	11·0	16·2	1·7	17·9	—1·9	16·0
TOTAL ..	..	7·3	1·8	9·1	11·6	20·7	1·7	22·4	—1·9	20·5
IV.—Disposal of profits under section 79 (3).	..	19·9	..	19·9	..	19·9	..	19·9	7·1	27·0
TOTAL ..	..	19·9	..	19·9	..	19·9	..	19·9	7·1	27·0
GRAND TOTAL	32·6	745·9	63·0	808·9	269·0	1,077·9	204·7	1,282·6	172·4	1455·0
Balance ..	—12·8	28·2	1·3	29·5	115·9	145·4	—33·0	112·4	37·7	150·1

N=negligible.

Note:—Vide Administration Report for 1908-09, p. 23, for corresponding figures for 11 years ended 31-3-09.
„ „ „ 1915-16, p. 38 „ „ „ 7 „ 31-3-16.
„ „ „ 1920-21, p. 47 „ „ „ 2 „ 31-3-18.

E. G. TURNER, *Chairman,*
City of Bombay Improvement Trust.

Appendix B

Analysis of general account.

Figures in cols. 2 to 12 shown in lakhs.

YEAR.	RECEIPTS.					EXPENDITURE.					Balance appropriated to capital account.	REMARKS.
	Rents.	Municipal contribution.	Interest on investment.	Miscellaneous.	Total.	Maintenance.	Municipal rates and taxes.	Interest and sinking fund.	Miscellaneous.	Total.		
1	2	3	4	5	6	7	8	9	10	11	12	13
1898–99	1·9	..	..	..	1·9	0·1	..	..	..	0·1	1·8	Rent received in 1898-99 was mainly rent under Schedule F.
1899–1900	0·7	..	0·8	..	1·5	0·2	0·2	..	..	0·4	1·1	
1900–01	0·9	4·75	1·65	..	7·3	0·3	0·2	2·2	..	2·7	4·6	
1901–02	1·2	4·8	1·47	0·03	7·5	0·4	0·2	2·5	..	3·1	4·4	
1902–03	1·4	5·0	3·5	..	9·9	0·4	0·2	4·1	..	4·7	5·2	
1903–04	2·6	3·5	2·3	..	8·4	0·4	0·4	5·7	0·1	6·6	1·8	
1904–05	5·8	2·0	2·7	..	10·5	0·7	0·9	8·1	0·1	9·8	0·7	
1905–06	9·7	2·5	1·9	..	14·1	1·43	1·3	10·05	0·1	12·9	1·2	
1906–07	8·5	3·0	2·1	0·1	13·7	1·9	1·1	11·2	0·1	14·3	—0·6	
1907–08	8·1	3·6	2·4	0·1	14·2	2·2	1·0	12·1	0·1	15·4	—1·2	
1908–09	9·4	4·5	1·2	0·1	15·2	2·5	0·8	13·0	0·1	16·4	—1·2	
											17·8	
1909–10	11·4	7·8	1·5	0·2	20·9	*3·3	1·0	16·0	0·1	20·4	0·5	
1910–11	14·4	8·9	1·5	0·1	24·9	*3·1	1·0	19·1	0·1	23·3	1·6	
1911–12	16·6	8·6	2·2	0·1	27·5	*3·0	1·3	20·2	0·1	24·6	2·9	
1912–13	18·0	9·2	2·0	..	29·2	*2·7	1·0	20·5	0·1	24·3	4·9	
1913–14	20·9	9·3	2·5	..	32·7	*2·4	1·2	21·4	0·3	25·3	7·4	
1914–15	23·0	9·8	1·5	0·1	34·4	2·7	1·5	22·4	0·3	26·9	7·5	
1915–16	24·8	10·2	1·5	..	36·5	2·9	1·6	23·8	0·3	28·6	7·9	
1916–17	27·2	11·0	2·5	0·1	40·8	3·1	1·7	25·8	0·2	30·8	10·0	
1917–18	29·8	11·0	2·9	0·1	43·8	3·6	1·7	25·6	0·2	31·1	12·7	
1918–19	33·2	11·5	2·0	0·1	46·8	3·6	2·0	25·2	0·2	31·0	15·8	
1919–20	35·7	15·2	1·7	0·2	52·8	3·7	2·2	24·1	0·6	30·6	22·2	
1920–21	37·5	15·7	5·4	0·5	59·1	4·0	2·4	29·4	1·0	36·8	22·3	
1921–22	43·4	15·8	5·4	0·4	65·0	6·4	2·9	52·6	0·6	62·5	2·5	
1922–23	45·0	17·9	4·9	0·1	67·9	7·9	3·5	64·1	—0·5	75·0	—7·1	
Total to end of 1922–23	431·1	195·6	57·5	2·3	686·5	62·9	31·3	459·2	4·2	557·6	128·9	

* Includes interest paid to Government and the Municipality under Section 68 (1) of the Act.

Year.	Government.	Municipality.	Total.
1909–10 ..	65,350	41,241	1,06,591
1910–11 ..	46,440	37,841	84,281
1911–12 ..	61,858	37,276	99,134
1912–13 ..	68,194	37,431	1,05,625
1913–14 ..	54,644	27,668	82,312
	2,96,486	1,81,457	4,77,943

Out of 431·1 rents no less than 207·6 or 48 per cent. was from temporary occupations.

Of the 128·9 surplus 18·9 was paid to the Municipality and Rs. 1 lakh to Government and the balance Rs. 110·0 lakhs relating to the years 1911-12, *et seq.*, has under the Amended Act been appropriated to capital.

Of the 195·6 Municipal contribution, 18·9 was refunded, so that the net Municipal contribution, after deducting taxes is Rs. 145·4 lakhs in the 24 years.

E. G. TURNER, *Chairman,*
City of Bombay Improvement Trust.

Appendix D-1.

Trust Estates on Government Lands (Schedule C and Schedule E) as at close of 1922-23.

The original grants under Schedule C are also shown.

Serial No.	Name of Plot.	As per original Schedule C.		Present Area in thousands of sq. yards.	Schedule value in thousands of rupees.	Developed Land.										Undeveloped Land.		Remarks.
						Leased Plots.				Unleased Plots.				Open spaces in thousands of sq. yards.	Roads in thousands of sq. yards.			
		Area.	Value.			No.	Area in thousands of sq. yards.	Capital value in thousands of rupees.	Rental in thousands of rupees.	No.	Area in thousands of sq. yards.	Capital value in thousands of rupees.	Rental in thousands of rupees.			Area in thousands of sq. yards.	Schedule value in thousands of rupees.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
	Schedule C Lands.	Sq. yds.	Rs.															
1	Flats	17,01,251	..	14,12·2	2,08	5	52·1	10,19	5·4	..	..	..	..	1,69	..	11,91	1,75	14,246 sq. yds. resumed by Government for extension of Roman Catholic Cemetery. 961 sq. yds. resumed by Government for Industrial Housing. 1,814 sq. yds. acquired for B. B. & C. I. Railway. 3,866 sq. yds. acquired for B. B & C. I. Ry. in 1918-19. An area of 3,83,912 sq. yds. is being developed into a Public Park. An area of 7,07,075 sq. yds. is leased to the Western India Turf Club at an annual rent of Rs. 7,500 until 31st March 1925. *Swimming bath.
2	Kennedy Sea Face ..	4,19,033	..	4·0	..	1	4·0*	0·2	0·01	..	..	..	..	..	..	..	..	
3	Cooperage	66,178	..	59·0	5,86	..	..	..	..	..	..	..	..	59	..	..	..	Appropriated as permanent open space under section 60 (4).
4	Marine Lines ..	1,22,163	12,21,630	88·0	..	..	..	..	..	..	..	..	..	**88	..	..	..	38 sq. yds. resumed by Government. ** Appropriated as permanent open space under section 60 (4). 576 sq. yds. resumed by Government.
				†34·2	12,06	20	32·6	5,60	25·2	..	..	..	..	..	..	..	..	1,600 sq. yds. road handed over to Municipality.
5	Wellington Lines ..	42.394	4,23,940	44·0	·2,71	16	32·0	7,67	30·7	..	..	..	..	‡12	..	..	..	† 327·71 sq. yds resumed by Government for transfer to Municipality for a footpath. ‡ Central Garden. § Includes 12,000 sq. yds. road handed over to Municipality.
6	Wodehouse Road ..	55,625	5,56,250	41·0	3,70	20	40·5	8,00	34·6	..	..	..	..	..	1	..	..	
7	Hornby Road ..	71,051	14,21,020	57·1§	12,72	37	45·1	16,37	70·1	..	..	..	..	..	..	..	..	
8	Plot South of Crawford Market (Hornby Rd.)	9,569	1,91,380	7·5	1,66	1	7·5	2,87	12·9	..	..	..	..	..	..	..	..	
9	Plot North of Municipal Offices (Hornby Rd.)	6,600	1,98,000	7·0	1,98	1	7·0	1,96	8·2	..	..	..	..	..	..	..	..	
	Carried over.. ..	24,93,864	40,12,220	17,54·0	42,77	101	220·8	52,66·2	187·1	..	..	..	..	3,28	1	11,91	1,75	

Appendix D-1—*concld.*

Trust Estates on Government Lands (Schedule C and Schedule E) as at close of 1922-23.

The original grants under Schedule C are also shown.

Serial No.	Name of Plot.	As per original Schedule C		Present area in thousands of sq. yds.	Schedule value in thousands of rupees.	Developed Land.										Undeveloped Land.		Remarks.
						Leased Plots.				Unleased Plots.				Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.			
		Area.	Value.			No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.	No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.			Area in thousands of sq. yds.	Schedule value in thousands of rupees.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
		Sq. yds.	Rs.															
	Brought over ..	24,93,864	40,12,220	1,754·0	42,77	101	220·8	52,66·2	1,87·1	..	..	..	..	3,28	1	11,91	1,75	
10	West Chaupati Estate (including the Hill slope.)	89,623 52,657	8,96,230 ..	53·0 76·7	580	21	76·4	9,99	44·7	15	20·0	3,26	18·1	8	..	..	..	On actual measurement Chaupaty Estate is found to be 5,453 sq. yds. less than shown in Schedule C. 17,203 sq. yds. road handed over to Municipality.
	Old Distillery Plot ..	..	..	7·0	71	5	6·3	1,52·7	6·9	..	..	..	..	..	..	..	..	8,000 sq. yds. reserved for roads.
11	Parel Estate	3,30,469	9,91,407	1,17·6	3,53	..	..	..	..	..	..	..	..	..	1	1,18	3,53	1,40,225 sq. yds. resumed by Government for Rs. 7,01,275 in 1913-14. 22,563 sq. yds. resumed for Rs. 2,03,067 in 1916-17.
	Total ..	29,66,613	58,99,857	20,08·3	52,81	127	3,03·5	64,17·9	2,38·7	15	20·0	3,26	18·1	3,36	2	13,09	5,28	
	Site of Admiral's Bungalow (Marine Lines).	8,258	1,03,225	8·3	1,03	1	8·3	2,30	10·3	..	..	..	..	..	..	..	..	
	East Chaupati Estate.	7,449	..	4·7	33	4	2·2	78	3·5	1	2·5	34	1·9	..	..	..	..	
	Total ..	15,707	1,03,225	13·0	1,36	5	10·5	3,08	13·8	1	2·5	34	1·9	..	..	..	..	
	Schedule E—Lands.																	
	Colaba Reclamation ..	..	..	68·0	..	36	53·8	23,80	1,06·7	..	..	..	..	14	..	..	..	Roads (26,406 sq. yds.) handed over to Municipality not shown here.
	Nepean Sea Road Reclamation.	..	..	2·0	..	1	2·0	14	0·6	..	..	..	..	..	..	..	..	
	Total	..	..	70·0	..	37	55·8	23,94	1,07·3	..	..	..	..	14	..	..	..	
	Grand Total ..	29,82,320	60,03,082	20,91·3	54,17	169	3,69·8	91,20	3,59·8	16	22·5	3,60	20·0	3,50	2	13,09	5,28	

E. G. TURNER, *Chairman,*
City of Bombay Improvement Trust.

Appendix D-2.

Trust Estates on Municipal Lands (Schedule D) as at close of 1922-23.

The original grants under Schedule D are also shown.

Serial No.	Name of Estate.	As per original Schedule D.		Area in thousands of sq. yds.	Schedule value in thousands of rupees.	Developed Land.											Undeveloped Land.		Remarks.
						Leased plots.				Unleased plots.				Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.	Service passage in thousands of sq. yards.	Area in thousands of sq. yds.	Schedule value in thousands of rupees.	
		Area.	Value.			No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.	No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.						
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
		Sq. yds.	Rs.																
1	Connaught Road Estate	36,827	1,93,074	29·7	1,70	17	12·2	95	4·2	..	..	..	..	..	..	1·5	*16	79	*Area of 13 plots occupied by the Municipality for Maratha Hospital. 2,700 sq. yds. road handed over to Municipality.
2	West Agripada including Scheme 9.	4,12,815	12,98,137	4,10·9	14,04	152 C 6	2,12·7 28·0	22,84 1,80	1,01·7 8·1	8	15·0	1,32	6·0	29·7	27·4	8·7	..	..	58,837 sq. yds. road handed over to Municipality. 10,451 „ road area transferred to Scheme 32. 5,701 „ resumed by Municipality. 14,259 „ acquired by Government for B.B.&C.I. Railway.
3	Matunga Lands	2,98,376	3,49,348	2,68·3	1,74	1	1·6	..	†..	..	..	..	..	..	..	..	27·9	18	† As the land is leased in exchange the rent is Re. 1 only. Portions of 3 plots admeasuring 576 sq. yards are deducted from the originally reported area. The Schedule value of the same is Rs. 490. 2,31,401 sq. yds. of land have been transferred to Scheme 5. 1,188 sq. yds. resumed by Municipality for the western approach to the Dadar Overbridge. 6,199 sq. yds. resumed by Government for Municipality for the approach to Dadar Overbridge.
	Total ..	7,48,018	18,40,559	7,08·9	17,48	170 C 6	2,26·5 28·0	23,79 1,80	1,05·9 8·1	8	15·0	1,32	6·0	29·7	27·4	10·2	43·9	97	

E. G. TURNER, *Chairman,*
City of Bombay Improvement Trust.

Appendix

Trust's permanent estates on their

Schemes Nos.	Name of Scheme.	Land acquired up to 31st March 1923.		Developed Land.							
				Leased plots.				Unleased plots.			
		Area in thousands of sq. yds.	Awards in thousands of rupees.	No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.	No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.
1	2	3	4	5	6	7	8	9	10	11	12
1	First Nagpada	72·8	15,37	·60 C 2	42·5 4·7	7,86 33	35·1 1·4	..	..	..	..
2	Princess Street	1,20·1	67,47	113 C 2	60·7 11·1	92,12 1,89	4,08·1 8·5	1	0·9	15	0·8
3	Sandhurst Road ..	2,18·5	82,45	180 C 2	122·7 14·4	1,05,28 194	4,72·4 8·7	8	5·1	5,21	28·9
4	Gamdevi	1,81·7	12,16	118	101·3	21,99	89·6	..	..	..	..
5	Dadar-Matunga ..	14,38·0	23,32	643 C 1	775·4 5·6	82,21 36	3,68·6 2·0	89	1,61 7	8,79	1,02·5
6	Sion-Matunga	17,57·1	20,21	85 C 2	72·3 5·1	4,96 31	21·8 1·7	12	17·5	1,71	7·6
8	Mandvi-Koliwada ..	29·4	19,80	32 C 1	15·1 4·2	16,92 3,13	73·1 14·1	..	..	..	..
13	Souter Street Extension Eastward.	7·5	21	4	3·1	42	1·7	5	3·9	51	2·5
27	Mathew Road ..	50·8	11,30	21	34·5	11,67	45·0	..	..	..	..
29	Nowroji Hill	1,71·7	63,70	29 C 1	16·3 8·5	32,18 2,27	1,59·3 10·2	8	4·9	6,97	38·7
30	Souter Street Extension Westward.	16·9 2·6	69 10	..	..	..	..	..	..	..	..
31	Parel	5,47·7 17·1	41,54 1,09	135 C 1	131·4 8·1	28,61 36	131·1 1·6	18	12·9	3,88	21·5
32	East Agripada	2,04·6	22,54	40 C 3	63·1 15·4	11,08 2,49	49·1 13·9	23	13·6	2,94	16·3
33	Bhatwadi	8·8	2,79	10	5·2	1,10	4·2	..	..	..	..
36	Chunam Kiln Road ..	7·5	2,22	1	0·3	13	0·6	..	..	..	..
37	Sydenham Road ..	71·6	1,07,28	..	..	..	..	..	..	..	..
41	Undria Street	6·4	4,62	3	0·7	13	0·6	7	1·7	74	4·1
43	Parel Road Central ..	40·9	20,63	2	1·2	3,20	..	..	..	..	..
47	Parel Road Northern ..	77·9	27,65	..	..	..	..	..	..	..	..
50	Mazagaon Street Scheme	52·6	6,52	3	3·9	1,89	8·4	..	..	..	..
52	Worli Street Scheme ..	16,56·4	81,46	4	13·8	3,82	..	..	..	..	..
53	Foras Road Street Scheme.	44·9	8,33	1 C 1	1·6 35·7	59 7,33	3·3 40·7	..	..	..	..
54	Kolbhatwadi	12·1	18,26	2	0·9	42	2·5	..	..	..	..
56	Dharavi	15,04·8	31,71	2	79·1	5,14	..	..	..	..	..
57	Sewri Wadala	15,00·7	94,83	..	..	..	..	..	..	..	..
	Carried over ..	98,50·8	7,88,25	1,497 c 16	15,45·1 1,12·8	4,31,72 20,41	18,74·5 1,02·8	171	2,22·2	30,90	2,23·2

D-3.

own lands as at close of 1922-23.

Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.	Service passages in thousands of sq. yds.	Undeveloped Land. Area acquired in thousands of sq. yds.	Undeveloped Land. Proportionate cost of acquisition in thousands of rupees.	Roads handed over to Municipality in thousands of sq. yds.	Police accommodation site transferred to Government in thousands of sq. yds.	Land sold or exchanged in thousands of sq. yds.	Total of columns 6, 10, 13, 14, 15, 16, 18, 19 & 20.	Explanation of difference between columns 3 & 21. (Areas and values shown in thousands.)
13	14	15	16	17	18	19	20	21	22
2·8	..	3·4	..	..	14·6	4·0	0·8	72·8	
..	0·7	5·8	..	..	44·1	1·5	2·6	1,27·4	7·2 sq. yds. acquired under Section 41 or by private agreement.
5·0	22·9	3·6	2·6	86	69·5	3·7	3·2	2,52·7	0·6 sq. yds. transferred to Scheme 33. 4·8 sq. yds. acquired under Section 41.
13·1	13·0	6·8	..	..	42·2	1·8	7·0	1,85·2	3·5 sq. yds. acquired by private agreement.
2,86·1	2,86·1	..	59·8	97	..	..	1,36·7	17,11·4	231·4 sq. yds. have been transferred to this Scheme from Schedule D Matunga Lands. 42·0 sq. yds. of Vincent Road are included in this Scheme.
14·1	21·4	..	15,92·6	18,32	..	8·4	25·7	17,57·1	
..	1·6	1·1	..	..	12·8	..	1·7	36·5	6·5 sq. yds. acquired under Section 41. 0·6 sq. yds. explained in Engineer's letter No. 3456, dated 15-5-1912.
..	0·7	0·3	..	..	1·4	..	..	9·4	1·9 sq. yds. transferred from Scheme 32.
..	3·8	0·7	..	..	13·8	..	2·5	55·3	4·5 sq. yds. acquired under Section 41.
..	16·9	3·5	1,08·2	40,14	10·4	3·0	..	171·7	
..	..	..	..	..	..	..	19·5	19·5	15·5 sq. yds. sold to B. B. & C. I. Railway in 1911-12.
1·2	1,36·7	1·7	77·5	5,85	22·4	..	1,72·9	5,64·8	0·3 sq. yds. acquired under Section 41.
..	14·8	2·4	70·9	7,81	11·4	..	23·0	2,14·6	10·0 sq. yds. road area transferred to this Scheme from Schedule D lands.
..	1·0	0·3	..	..	1·4	..	..	7·9	0·6 sq. yds. transferred to this Scheme from Scheme 3.
..	3·9	..	..	..	9·5	..	..	13·7	6·2 sq. yds. acquired under Section 41.
..	..	..	71·6	1,07,28	..	..	..	71·6	
..	0·8	..	*3·2	2,31	..	..	..	6·4	*This area is occupied in part by 7 houses which have been remodelled by the Trust.
..	3·4	..	36·3	18,31	..	..	..	40·9	
..	8·4	..	69·5	24,67	..	..	..	77·9	
..	..	..	48·7	6,04	..	..	..	52·6	
..	76·4	..	14,53·7	71,49	..	..	1,12·5	16,56·4	
..	5·8	..	1·0	19	..	..	·8	44·9	
..	..	..	10·2	15,39	..	..	1·0	12·1	
..	..	..	14,25·7	30,04	..	..	..	15,04·8	
..	..	..	14,23·8	89,97	..	..	76·9	15,00·7	
322·3	618·3	29·6	64,55·3	4,39,64	2,53·5	22·4	5,86·8	1,01,68·3	

Appendix

Trust's permanent estates on their

Serial No.	Name of Scheme.	Land acquired up to 31st March 1923.		Developed Land.							
				Leased plots.				Unleased plots.			
		Area in thousands of sq. yds.	Awards in thousands of rupees.	No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.	No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.
1	2	3	4	5	6	7	8	9	10	11	12
	Brought over ..	98,50·8	7,88,25	1497 C 16	15,45·1 1,12·8	4,31,72 20,41	18,74·5 1,02·8	171	2,22·2	30,90	2,23·2
58	Worli Extension Scheme.	3,94·5	26,92	..	..	..	..	..	..	..	..
59	Sewri Kolivada.. ..	0·6	24	..	..	..	..	..	..	..	..
60	Naigaum Street Scheme	5,10·2	50,13	11	1,12·8	21,58	24·2	..	..	..	..
61	Fergusson Road Street Scheme.	1,67·7	4,09	..	..	..	..	..	..	..	..
62	Love Lane	20·5	3,80	..	..	..	..	..	..	..	..
	Police Accommodation Schemes.										
14	Nagpada	..	..	1	4·0	72	3·2	..	..	..	..
16	Wodehouse Road ..	6·6	76	1	6·6	76	3·4	..	..	..	..
17	Duncan Road	9·3	39	1	0·3	38	1·7	..	..	..	..
18	Shepherd Road ..	1·3	16	1	1·2	15	0·7	..	..	..	..
19	Agripada..	4·8	45	2	4·8	45	2·1	..	..	..	..
23	Connaught Road ..	1·7	13	2	1·7	13	0·6	..	..	..	..
24	Princess Street ..	..	..	2	1·5	1,51	6·8	..	..	..	..
25	Gamdevi	..	..	2	1·8	45	2·0	..	..	..	..
34	Lamington Road	6·2	..	1	6·1	..	..	..	..	..	..
35	Sandhurst Road West ..	..	..	1	0·9	39	1·6	..	..	..	..
39	Sandhurst Road East	..	..	4	2·8	1,97	8·9	..	..	..	..
40	Byculla	16·4	..	1	16·4	..	..	..	..	..	..
44	Maharbavdi	2·7	..	1	2·7	..	..	..	..	..	..
45	Palton Road	5·9	..	1	5·7	..	..	..	..	..	..
48	Mahim	..	..	1	6·3	..	..	..	..	..	..
55	Chinch Bunder Road ..	..	..	1	3·0	1,52	6·8	..	..	..	..
55A	Mazagaon	..	..	1	5·4	..	..	..	..	..	..
63	Dadar-Matunga North	..	..	3	8·4	80	3·6	..	..	..	..
	Poorer Classes Accommodation Schemes.										
42	Spring Mills	20·0	76	1	20·0	76	3·4	..	..	..	..
51	Century Mills	50·4	1,15	..	..	..	..	..	..	..	..
65	David Mills	20·7	2,40	1	15·1	2,06	12·3	..	..	..	..
	Total ..	1,10,81·3	8,79,63	15,37 C 16	17,72·6 1,12·8	4,65,35 20,41	19,55·8 1,02·8	171	2,22·2	30,90	2,23·2

D-3—*contd.*

own lands as at close of 1922-23—*contd.*

Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.	Service passages in thousands of sq. yds.	Undeveloped Land. Area acquired in thousands of square yds.	Undeveloped Land. Proportionate cost of acquisition in thousands of rupees.	Roads handed over to Municipality in thousands of square yds.	Police accommodation site transferred to Government in thousands of sq. yds.	Land sold or exchanged in thousands of sq. yds.	Total of columns 6, 10, 13, 14, 15, 16, 18, 19 & 20.	Explanation of difference between columns 3 & 21. (Areas and values shown in thousands.)
13	14	15	16	17	18	19	20	21	22
3,22·3	6,18·3	29·6	64,55·3	4,39,64	2,53·5	22·4	5,86·8	1,01,68·3	
..	..	..	3,94·5	26,92	..	..	..	3,94·5	
..	..	..	0·6	24	..	..	..	0·6	
..	20·0	..	3,00·2	29,50	..	..	77·2	5,10·2	No cash consideration has been paid for 9,989 sq. yds. in Case 97, but 19,418 sq. yds. given free of cost to the Board.
..	..	..	16·6	40	..	..	1,76·0	1,92·6	24,858 sq. yds. from Schedule C.
..	..	..	20·5	2,80	..	..	..	20·5	
..	..	..	..	..	..	..	..	..	Included in Scheme 1.
..	..	..	..	..	..	..	..	6·6	
..	..	..	..	..	..	..	..	0·3	
..	..	..	..	..	..	..	..	1·2	
..	..	..	..	..	..	..	..	4·8	
..	..	..	..	..	..	..	..	1·7	
..	..	..	..	..	..	..	..	..	Included in Scheme 2.
..	..	..	..	..	..	..	..	..	Included in Scheme 4.
..	..	..	..	..	..	..	..	6·1	Nominal.
..	..	..	..	..	..	..	..	..	Included in Scheme 3.
..	..	..	..	..	..	..	..	..	Do.
..	..	..	..	..	..	..	..	16·4	
..	..	..	..	..	..	..	..	2·7	Nominal.
..	..	..	..	..	..	..	..	5·9	
..	..	..	..	..	..	..	..	..	Do.
..	..	..	..	..	..	..	..	..	Included in Scheme 29.
..	..	..	..	..	..	..	..	..	Nominal.
..	..	..	..	—	..	..	..	..	Included in Scheme 6.
..	..	..	..	..	..	..	..	20·0	
..	..	..	..	..	..	..	..	50·4	
..	..	..	..	..	..	..	..	15·1	
3,22·3	6,38·3	29·6	71,87·7	5,00,50	2,53·5	22·4	8,40·0	1,14,17·9	

E. G. TURNER, *Chairman,*
City of Bombay Improvement Trust.

Appendix D-4.

Summary.

Name.	Land.		Developed Land												Undeveloped Land.		Remarks.
			Leased Plots.				Unleased Plots.										
	Area in thousands of sq. yds.	Cost of acquisition in thousands of rupees.	Number.	Area in thousands of sq. yds.	Capitalized value in thousands of rupees.	Rental in thousands of rupees.	Number.	Area in thousands of sq. yds.	Capitalized value in thousands of rupees.	Rental in thousands of rupees.	Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.	Service passages in thousands of sq. yds.	Total area of developed land in thousands of sq. yds. (columns 5, 9, 12,13 and 14).	Area in thousands of sq. yds.	Cost of acquisition in thousands of rupees.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
1. Trust's Estates on Government land (Schedules C and E).	20,91	54,17	169	3,70	91,20	3,60	16	23	3,60	20	3,50	2	..	7,45	13,09	5,28	
2. Trust's Estates on Municipal land (Schedule D).	7,09	17,48	170 C 6	2,27 28	23,79 1,80	1,06 8	8	15	1,32	6	30	27	10	3,37	44	97	
3. Trust's Estates on their own land.	1,10,81	8,79,63	1,537 C 16	17,73 1,13	4,65,35 20,41	19,56 1,03	171	2,22	30,90	2,23	3,22	6,39	30	30,99	71,88	5,00,50	
Total ..	1,38,81	9,51,28	1,876 C 22	23,70 1,41	5,80,34 22,21	24,22 1,11	195	2,60	35,82	2,49	7,02	6,68	40	41,81	85,41	5,06,75	

E. G. TURNER, *Chairman,*
City of Bombay Improvement Trust.

Appendix E.

Progress in Trust Schemes.

Scheme.		Work done in 1922-23.	Work to be done after 1922-23.	Borrowed capital including cost of management and establishment in thousands of rupees.		Remarks.
No.	Name.			Spent to end of 1922-23.	Estimated future expenditure.	
1	2	3	4	5	6	7
1	First Nagpada	*Nil.*	*Nil.* ..	26,99	..	Completed in 1913-14.
2	Princess Street	Constructed Kitchen Garden Lane and its two footpaths.	Slight repairs to the Kitchen Garden Lane and the two footpaths for handing over to the Municipality.	78,22	4	
3	Sandhurst Road, West ..	*Nil.*	Portions of Navalkar and Dubash Lanes to be repaired and all completed footpaths to be thoroughly repaired for handing them over to the Municipality.	99,40	1,24	
	Do. East ..	Footpaths of plots 29, 30, 55 and 106 paved.	Completed footpath to be repaired and handed over to Municipality.			
4	Gamdevi	Portion of Tejpal Road 115 ft. in length constructed.	All tarred footpaths to be treated with mexphalte layer for handing over to the Municipality.	19,21	20	
			Carried over ..	2,23,82	1,48	

Appendix E—*contd.*

Progress in Trust Schemes.

Scheme.		Work done in 1922-23.	Work to be done after 1922-23.	Borrowed capital including cost of management and establishment in thousands of rupees.		Remarks.
No.	Name.			Spent to end of 1922-23.	Estimated future expenditure.	
1	2	3	4	5	6	7
			Brought forward ..	Rs. 2,23,82	Rs. 1,48	
5	Dadar-Matunga	Levelling and filling in departmentally— Storm-water drains 5,100 R. ft. Pipe Sewers .. 7,300 „ Roads .. 15,600 „ Footpath pavement round completed buildings. 5,060 „ Staff quarters, six blocks: three-room tenements completed.	Remaining work of storm-water drains. Pipe sewers, roads, foot-path pavement and tarring and asphalting of road surface.	64,46	13,99	
6	Sion-Matunga, Matunga portion South of Mahim loop Railway.	Levelling and filling in— Pipe Sewers .. 630 R. ft. Roads .. 2,100 „ Footpaths .. 530 sq. yds. Staff quarters, two-room tenements. All the blocks of ground floor cottages and six blocks of two-room tenements completed.	Footpaths and tarring and asphalting of roads.	66,98	83,34	
			Carried over ..	3,55,26	98,81	

Appendix E—*contd.*

Progress in Trust Schemes.

Scheme.		Work done in 1922-23.	Work to be done after 1922-23.	Borrowed capital including cost of management and establishment in thousands of rupees.		Remarks.
No.	Name.			Spent to end of 1922-23.	Estimated future expenditure.	
1	2	3	4	5	6	7
6	Sion-Matunga —(*contd.*)		Brought forward ..	Rs. 3,55,26	Rs. 98,81	
	North of Mahim Loop Railway.	The Swamp alongside Harbour Branch Railway was completely filled in. The northern end of swamp along G.I.P. Main Line Railway was filled in.	The G. I. P. Swamp will be completely filled up. The Rowli salt pan land will be filled if acquired.			
		The Western Avenue of the Kingsway was completed upto the Mahim Chord Bridge.	The roads and drains in the remaining section.			
		The storm-water drains and some pipe sewers were made at the Sion end of the scheme.				
7	Colaba Reclamation ..	*Nil.*	*Nil.* ..	4,71	..	Completed in 1910-11.
8	Mandvi Koliwada	All completed footpaths handed over to the Municipality.	Footpaths of plots 8, 9 and 10 to be paved and passage between plots 2, 3 and 5 to be tarred.	23,51	85	
9	Sankli Street .. .. .. (Central Agripada)	*Nil.*	*Nil.* ..	Included in Sch.	Included in D.	Completed in 1905-06.
		The service passage between plot No. 31 and plots 25 to 30 has been tarred.	*Nil.*			
10	Street Scheme on plot south of Crawford Market.	*Nil.*	*Nil.* ..	Included in Sch.	Included in C.	Completed in 1905-06.
			Carried over ..	3,83,48	99,66	

Appendix E—*contd.*

Progress in Trust Schemes.

Scheme.		Work done in 1922-23.	Work to be done after 1922-23.	Borrowed capital including cost of management and establishment in thousands of rupees.		Remarks.
No.	Name.			Spent to end of 1922-23.	Estimated future expenditure.	
1	2	3	4	5	6	7
				Rs.	Rs.	
			Brought forward ..	3,83,48	99,66	
11	Street Scheme, Agripada (West Agripada).	*Nil.*	The remaining footpaths will be tarred if the buildings are completed.	Included in Sch.	D.	
12	Connaught Road	*Nil.*	*Nil.* ..	Do.		Completed in 1906-07.
13	Souter Street Extension Eastwards.	*Nil.*	Repairing and handing over footpaths to the Municipality.	54	6	
14	Police Accommodation, Nagpada.	*Nil.*	*Nil.* ..	1,56	..	Completed in 1905-06.
15	„ „ Wodehouse Road..	*Nil.*	*Nil.* ..	3,23	..	Do. do.
17	„ „ Duncan Road ..	*Nil.*	*Nil.* ..	57	..	Completed in 1908-09.
18	„ „ Shepherd Road ..	*Nil.*	*Nil.* ..	36	..	Completed in 1905-06.
19	„ „ Agripada ..	*Nil.*	Already completed but the additional work sanctioned will be carried out by Government.	1,79	..	Completed in { 1909-10. 1910-11.
20	Street Scheme, Wellington Lines.	*Nil.*	*Nil.* ..	Included in Sch.	C.	Completed in 1902-03.
21	Do. do. Wodehouse Road	*Nil.*	*Nil.* ..			Completed in 1905-06.
22	Do. do. Hornby Road..	*Nil.* ..	*Nil.* ..			Completed in 1911-12.
			Carried over ..	3,91,53	99,72	

Appendix E—*contd.*

Progress in Trust Schemes.

Scheme.		Work done in 1922-23.	Work to be done after 1922-23.	Borrowed capital including cost of management and establishment in thousands of rupees.		Remarks.
No.	Name.			Spent to end of 1922-23.	Estimated future expenditure.	
1	2	3	4	5	6	7
				Rs.	Rs.	
			Brought forward ..	3,91,53	99,72	
23	Police Accommodation, Connaught Road.	*Nil.* ..	*Nil.* ..	79	..	Completed in 1908-09.
24	,, Princess Street ..	*Nil.* ..	*Nil.* ..	2,66	..	Completed in 1910-11.
25	,, Gamdevi.. ..	*Nil.* ..	*Nil.* ..	1,29	..	Completed in 1917-18.
27	Mathew Road	*Nil.* ..	Completed footpaths to be repaired and handed over to the Municipality.	11,47	2	
29	Nowroji Hill	Approximately 55,000 tons of quarry material was quarried and removed from Nowroji Hill quarry.	The remaining portion of the Hill to be quarried.	71,32	3,73	
		Two 40′ flank roads to the south of Sandhurst Road metalled and rolled.	The passage behind plots 4, 5 and 6 to be completed.			
		Pipe sewer along the passage behind plots 21 to 26 laid and footpaths of plots 26, 27, 28, 29 and 11 paved. The drainage along the new 40 ft. road to the north of Sandhurst Road partially laid.	40′ flank road on the north of Sandhurst Road and also the roads around the proposed market site to be completed.			
30	Souter Street Extension Westwards.	*Nil.* ..	*Nil.* ..	1,29	..	
			Carried over ..	4,80,35	1,03,47	

Appendix E—*contd.*

Progress in Trust Schemes.

Scheme.		Work done in 1922-23.	Work to be done after 1922-23.	Borrowed capital including cost of management and establishment in thousands of rupees.		Remarks.
No.	Name.			Spent to end of 1922-23.	Estimated future expenditure.	
1	2	3	4	5	6	7
			Brought forward ..	Rs. 4,80,35	Rs. 1,03,47	
31	Parel Street	Low-lying lands at Dadar filled in : 150′ Avenue. The whole length completed except western carriage-way between Elphinstone Road and Dadar Road.	150′ Eastern Avenue will be asphalted wherever sanctioned and the western carriage-way will be completed.	67,93	12,36	
		120′ Avenue. The whole of this road was completed with asphalting.	Footpaths will be completed ..			
		80′ King Edward Road, $\frac{3}{4}$th width of the road from Poibowdy to Government Gate—laid with Cement concrete.	This road will be completed with asphalting upto Government Gate Road. The roads in this area will be repaired and handed over to the Municipality.			
		Roads east of Suparibaug Road — Roads are all completed excepting Roads Nos. 8 and 12.				
32	East Agripada (South) ..	Souter Street from its junction with Ripon Road towards the east has been remetalled and made ready for handing over to the Municipality.	Souter Street will be handed over to the Municipality.	38,09	8,86	
			Carried over ..	5,86,37	1,24,69	

Appendix E—*contd.*

Progress in Trust Schemes.

Scheme.		Work done in 1922-23.	Work to be done after 1922-23.	Borrowed capital including cost of management and establishment in thousands of rupees.		Remarks.
No.	Name.			Spent to end of 1922-23.	Estimated future expenditure.	
1	2	3	4	5	6	7
				Rs.	Rs.	
			Brought forward ..	5,86,37	1,24,69	
32	East Agripada (North) ..	Compound wall on the north and east side of Mahar Chawls has been completed.	4 shops will be constructed at Mahar chawls. 10′ margin round Peons' chawls will be asphalted and the whole compound provided with surface drainage.			
		Clerk Cross Roads Nos. 1 and 2 handed over to the Municipality.	—			
		Chawls on Plot 72 of reinforced concrete. In all 261 rooms are to be constructed. Out of which 234 rooms will be living rooms and the remaining 27 ground floor rooms for hand looms.	All the chawls will be entirely completed.			
		Work completed upto first floor level with columns for the 2nd floor; about half of the second floor and partitions for half the ground floor.	Byculla Station Road between Haines Road and DeLisle Road along with its branch road will be repaired, lighted and handed over to the Municipality.			
33	Bhatwadi	*Nil.* ..	Repairing and handing over the completed footpaths to the Municipality.	2,87	..	
			Carried over ..	5,89,24	1,24,69	

Appendix E—*contd.*

Progress in Trust Schemes.

Scheme.		Work done in 1922-23.	Work to be done after 1922-23.	Borrowed capital including cost of management and establishment in thousands of rupees.		Remarks.
No.	Name.			Spent to end of 1922-23.	Estimated future expenditure.	
1	2	3	4	5	6	7
				Rs.	Rs.	
			Brought forward ..	5,89,24	1,24,69	
34	Police Accommodation, Lamington Road.	*Nil.* ..	Already completed but the additional work sanctioned will be carried out.	3,90	1,01	Completed in 1920-21.
35	„ „ Sandhurst Road West	*Nil.* ..	*Nil.* ..	1,41	..	Completed in 1921-22.
36	Lamington Road Street.	*Nil.* ..	Repairing and handing over the completed footpaths to the Municipality.	2,76	..	
37	Sydenham Road	*Nil.* ..	The whole	1,14,02	14,01	
39	Police Accommodation, Sandhurst Road East.	*Nil.* ..	*Nil.* ..	7,35	..	Completed in 1921-22.
40	„ „ Byculla ..	*Nil.* ..	Already completed but the additional sanctioned works will be carried out.	7,00	1,76	Do.
41	Undria Street..	*Nil.* ..	*Nil.* ..	5,39	Cr. 1,46	Completed.
42	Poorer Classes Accommodation for Spring Mills (first).	*Nil.* ..	*Nil.* ..	5,19	..	Do.
43	Parel Road (Central) ..	*Nil.* ..	Do.	21,96	14,21	
			Carried over ..	7,58,22	1,54,22	

Appendix E—*contd.*

Progress in Trust Schemes.

Scheme.		Work done in 1922-23.	Work to be done after 1922-23.	Borrowed capital including cost of management and establishment in thousands of rupees.		Remarks.
No.	Name.			Spent to end of 1922-23.	Estimated future expenditure.	
1	2	3	4	5	6	7
				Rs.	Rs.	
			Brought forward ..	7,58,22	1,54,22	
44	Police Accommodation, Maharbavdi.	*Nil*	*Nil* ..	2,58	..	Completed in 1921-22.
45	Police Accommodation, Palton Road.	*Nil* ..	*Nil* ..	5,40	..	Do. do.
46	Police Accommodation, Parel	*Nil* ..	The whole	..	7,39	
47	Parel Road (Northern) ..	*Nil* ..	Do.	30,31	19,71	
48	Police Accommodation, Mahim.	*Nil* ..	*Nil* ..	4,15	..	Completed in 1921-22.
49	Nepean Sea Rd. Reclamation	*Nil* ..	*Nil* ..	3	..	Completed in 1916-17.
50	Mazgaon Road Street ..	*Mazgaon Chawls.*—Blocks 8, 9, 10, 11, 15 and 16 were completed, handed over and occupied by the displaced tenants.	Remaining work of 8 blocks of chawls, construction of roads and passages and of sewer, storm-water drain and water supply pipes will be completed.	25,24	3,21	
		Blocks 1, 2, 6, 7 and 12 which were started during the year were all roofed over and are nearing completion.				
			Carried over ..	8,25,93	1,84,53	

Appendix E—*contd.*

Progress in Trust Schemes.

Scheme.		Work done in 1922-23.	Work to be done after 1922-23.	Borrowed capital including cost of management and establishment in thousands of rupees.		Remarks.
No.	Name.			Spent to end of 1922-23.	Estimated future expenditure.	
1	2	3	4	5	6	7
	Mazagaon Road Street-*contd.*	Mazagaon Chawls—*contd.* Blocks 4 and 5 were brought up-to 2nd floor level. Sweepers' Quarters : two blocks were ready with drainage and water supply. Drainage : 500 ft. (about) of 9″ Storm-water pipes were laid complete with manholes. Drainage : 600 ft. (about) of $1\frac{1}{2}' \times 1\frac{1}{2}'$ Storm-water pipes were also complete with manholes and water gullies. Roads : A length of about 350 ft. was rubble packed, metalled and surface blinded with rabit and consolidated. Levelling and filling in of plots on both sides of the proposed 50′ road was done.	Brought forward ..	Rs. 8,25,93	Rs. 1,84,53	
51	Poorer Classes Accommodation for Century Mills.	The whole of the remaining filling has been completed and handed over to Century Mill for construction of Chawls.	*Nil* ..	1,24	71	
			Carried over ..	8,27,17	1,85,24	

Appendix E—*contd.*

Progress in Trust Schemes.

Scheme.		Work done in 1922-23.	Work to be done after 1922-23.	Borrowed capital including cost of management and establishment in thousands of rupees.		Remarks.
No.	Name.			Spent to end of 1922-23.	Estimated future expenditure.	
1	2	3	4	5	6	7
				Rs.	Rs.	
			Brought forward ..	8,27,17	1,85,24	
52	Worli Street	1. (A) *Filling in* by hand and by carts. 21,415 Brass. Filling in by train .. .. 93,493 „ Total .. 114,908 Brass. 2 *Rock removal metal*— 1. Broken & crushed . 9,449 Brass. 2. Rubble .. 40,405 „ Total .. 49,854 Brass. 3. *Permanent way.*—About five miles of Railway Sidings were dismantled and relaid where required. General repairs and upkeep. 4. *Rolling Stock.*—Sixty trucks received from Dharavi were returned and three hundred originally purchased for Worli were kept in repair and use. 5. *Sea wall*—(*a*) 3,640 brass rubble hearting done.	Remaining work of removal of earth and rock.	1,30,59	53,77	
			Carried over ..	9,57,76	2,39,01	

Appendix E—*contd.*

Progress in Trust Schemes.

Scheme.		Work done in 1922-23.	Work to be done after 1922-23.	Borrowed capital including cost of management and establishment in thousands of rupees.		Remarks.
No.	Name.			Spent to end of 1922-23.	Estimated future expenditure.	
1	2	3	4	5	6	7
	Worli Street—*contd.*	5. *Sea wall*—contd. (*b*). 5,393 Brass dry big boulders pitching. (*c*) 4,588 R. ft. of Sea wall in rubble masonry on top of rubble hearting. 4,364 R. ft. Parapet wall with cement concrete to cornice, 3″ coping. 6. *Retaining wall.*—215 R. ft. in R.I.F. concrete and 170 R. ft. in rubble masonry. 7. *Level Crossings.*—Two level-crossings have been retained and are in occasional use. 8. *Housing (Superior).*—General repairs done to the five superior staff cottages. Forty-four rooms in the "Cooly Camp" at the southern end of the scheme were demolished and reconstructed to construct Road No. 10 through to its junction with Road No. 1.	Brought forward ..	Rs. 9,57,76	Rs. 2,39,01	
			Carried over ..	9,57,76	2,39,01	

Appendix E—*contd.*

Progress in Trust Schemes.

Scheme.		Work done in 1922-23.	Work to be done after 1922-23.	Borrowed capital including cost of management and establishment in thousands of rupees.		Remarks.
No.	Name.			Spent to end of 1922-23.	Estimated future expenditure.	
1	2	3	4	5	6	7
			Brought forward ..	9,57,76	2,39,01	
	Worli Street—*contd.*	9. *Medical and sanitation.*—Eighty indoor and 15,230 outdoor patients were treated in the Hospital. Twenty-five hundred men occupying the camp were inoculated against plague by the medical officer attached to the scheme.				
		10. *Grain shop*—Food stuff worth about Rs. 27,755 were sold to the labourers from the shop.				
		(*B*) *Roads.*				
		11. 120 *ft. Road.*—Cement concrete 1,347 R. ft. on Road No. 1 with kerbs and water tables on both sides and promenade steps on the sea side only. Out of this 500 R. ft. was laid with $\frac{1}{4}$" M.S. Bar reinforcement as it is on a heavy filling. Seven cross drains with fourteen water gullies were built. About 1,500 S. ft. of the prome-	Remaining roads with Storm-water drains and sewers and tunnelling work.			
			Carried over ..	9,57,76	2,39,01	

Appendix E—*contd.*

Progress in Trust Schemes.

Scheme.		Work done in 1922-23.	Work to be done after 1922-23.	Borrowed capital including cost of management and establishment in thousands of rupees.		Remarks.
No.	Name.			Spent to end of 1922-23.	Estimated future expenditure.	
1	2	3	4	5	6	7
	Worli Street—*contd.*	11. 120 *ft. Road.*—contd. nade has been paved with Shahabad stone flags. 1,368 R. ft. of pipe sewer laid along Road No.1 with 14 manholes and 222 ft. of piping for vent shaft connection. Out of these 496 R. ft. is 9″ C.I. pipe and the rest stoneware. 12. 100 *ft. Road.*—994 R. ft. storm-water drain with 9 manholes and 1,194 R. ft. of sewer with 10 manholes laid along Road No. 5 (Worli Road). 13. 80 *ft. Road.*—1,530 R. ft. of cement concrete soling on ½ width of Road No. 10 with kerb stone, water tables, water gullies and connections on one side only were completed. 860 R. ft. of storm-water drain with 9 manholes and 1,200 R. ft. of sewer with 10 manholes, 6″ branch connection from each manhole to kerb stone on one side only laid along Road No. 10.	Brought forward ..	Rs. 9,57,76	Rs. 2,39,01	
			Carried over ..	9,57,76	2,39,01	

Appendix E—*contd.*

Progress in Trust Schemes.

Scheme.		Work done in 1922-23.	Work to be done after 1922-23.	Borrowed capital including cost of management and establishment in thousands of rupees.		Remarks.
No.	Name.			Spent to end of 1922-23.	Estimated future expenditure.	
1	2	3	4	5	6	7
				Rs.	Rs.	
	Worli Street—*contd.*	14. 60 *ft. Road.*—2,686 R. ft. of storm-water drain with 21 manholes and 1,500 R. ft. of sewer with 15 manholes were laid on road No. 5-B and 13 in the chawl area. 15. 50 *ft. Road.*—300 R. ft. of kerbs and water tables with rubble soling and 1st coat of metalling completed on Road No. 5A; also 300 R. ft. of drain with 4 manholes, water gullies and connections and 400 R. ft. of sewer with 4 manholes laid. 16. 40 *ft. Road.*—1,450 R. ft. of kerbs and water tables with rubble soling and 800 ft. of 1st coat of metalling completed on Road Nos. 11 and 12 in the chawl area. Also 4,035 R. ft. of drain with 41 manholes with gullies and pipe connections and 1,731 R. ft. of sewer with 16 manholes laid on the same roads.	Brought forward ..	9,57,76	2,39,01	
			Carried over ..	9,57,76	2,39,01	

Appendix E—*contd.*

Progress in Trust Schemes.

Scheme.		Work done in 1922-23.	Work to be done after 1922-23.	Borrowed capital including cost of management and establishment in thousands of rupees.		Remarks.
No.	Name.			Spent to end of 1922-23	Estimated future expenditure.	
1	2	3	4	5	6	7
	Worli Street—*contd.*	16. 40 *ft. Road*—contd. 1,132 R. ft. of kerbs and water tables with 546 R. ft. of rubble packing and 1st coat of metalling done on Roads Nos. 3 and 4 in the hill area and 2,261 R. ft. of drain with 19 manholes, water gullies and pipe connection and 3,124 R. ft. of sewer with 28 manholes laid on the same roads. 17. *Tunnel.*—An underground tunnel to carry sewage pipe across centre of the hill from Sea Face Road to Worli Road was started. Portion of it was lined with cement concrete in places where loose boulders were met with, the rest left bare in solid rock. The portion in earth and moorum was lined with C. C. Blocks throughout. Three shafts were sunk at depths respectively 20 ft., 46 ft. and 30 ft. from surface to the bed of tunnel.	Brought forward ..	Rs. 9,57,76	Rs. 2,39,01	
			Carried over ..	9,57,76	2,39,01	

Appendix E—*contd.*

Progress in Trust Schemes.

Scheme.		Work done in 1922-23.	Work to be done after 1922-23.	Borrowed capital including cost of management and establishment in thousands of rupees.		Remarks.
No.	Name.			Spent to end of 1922-23.	Estimated future expenditure.	
1	2	3	4	5	6	7
				Rs.	Rs.	
			Brought forward ..	9,57,76	2,39,01	
53	Foras Road Street ..	*Foras Road Chawls.*—All the nineteen chawls and one Chawl Superintendent's quarters have been completed.	*Nil.* ..	32,09	Cr. 22	
		All road work with drainage, lighting arrangements and tarring of the footpaths finished, except for a length of about 250 ft. which has been stopped owing to the exact site for the proposed shops near Chawl Superintendent's quarters not having been decided upon.	Road work to be completed on the position of the shops being fixed.			
		24 S.P. Sheds which were built in 1919-20 for the sweepers of the L. M.'s Dept. on Foras Road side were dismantled as the plot on which they stood has been given to the Municipality for the construction of a School.	33 S. P. Sheds complete with privies and washing places will be constructed behind Chawls Nos. 3, 5 and 7 for the sweepers of the L. M.'s Dept.			
54	Kolbhatwadi..	*Nil.* ..	The whole	18,79	Cr. 3,45	
55	Police Accommodation, Chinch Bunder.	*Nil.* ..	*Nil.* ..	4,20	—	Completed in 1921-22.
			Carried over ..	10,12,84	2,35,34	

Appendix E—*contd.*

Progress in Trust Schemes.

Scheme.		Work done in 1922-23.	Work to be done after 1922-23.	Borrowed capital including cost of management and establishment in thousands of rupees.		Remarks.
No.	Name.			Spent to end of 1922-23.	Estimated future expenditure.	
1	2	3	4	5	6	7
				Rs.	Rs.	
			Brought forward	10,12,84	2,35,34	
55A	Police Accommodation, Mazgaon.	*Nil.* ..	Already completed but the additional work sanctioned will be carried out.	3,95	61	Completed in 1921-22.
56	Dharavi	A. *Filling in* Kurla Hill was almost levelled and the spoil used for extending the railway to 2¾ miles of main line. 25,000 brass of earth were taken from high ground within the scheme and used for filling in on a portion of the area to be handed over to the Development Directorate.	*Filling in* the temporary railway will be completed and necessary earth for reclamation obtained from Ghatkopar Hill. S. P. Sheds for labourers will be erected. Sea wall, retaining walls and road crossings will be made. *Road.* Roads, drains, sewers as per development will be constructed.	44,64	1,92,05	
57	Sewri-Wadala	The swamp lying along the Port Trust Railway has with the exception of a small area been filled. The area lying near the Oil Tanks between Port Trust Railway and Sewri Cross Road has been completely filled. Approximately 150,000 tons of quarry material was quarried and removed from Sewri.	Filling and levelling in the remaining portion of the scheme, and completion of quarry work. All roads including storm-water drainage, sewers and lighting arrangements.	1,10,05	1,17,02	
			Carried over ..	11,71,48	5,45,02	

Appendix E—*contd.*

Progress in Trust Schemes.

Scheme.		Work done in 1922-23.	Work to be done after 1922-23.	Borrowed capital including cost of management and establishment in thousands of rupees.		Remarks.
No.	Name.			Spent to end of 1922-23.	Estimated future expenditure.	
1	2	3	4	5	6	7
				Rs.	Rs.	
			Brought forward ..	11,71,48	5,45,02	
58	Worli Extension	Removal of spoil by Municipality for filling in behind Hornby Vellard is continued. About 2,520 Brass of Rubble hearting for Sea wall is done in this Scheme. Also 7,350 brass of Earth filling for the backing of Sea wall in this Scheme.	Cutting down hill and levelling. All roads including S. W. drainage, sewers and lighting arrangements.	27,94	16,15	
59	Sewri Koliwada	*Nil.*	The whole	19	82	
60	Naigaum	Road way 7,300R. ft. (carriage-way only). S. W. Drains 8,800 R. ft. Pipe Sewer 8,400 R. ft. Filling in portion only. *Kohinoor Mills Chawls.* Blocks Nos. 6,7, 8, 9 and 10 completed in all respects and occupied. Other Blocks Nos. 1, 2, 3, 4 and 5 in progress.	Remaining portion of Storm-water Drains, Pipe Sewers, Roads and Footpaths. *Filling in.* Remaining portion to be filled in. Remaining blocks to be completed.	44,12	10,43	
61	Fergusson Road	*Nil.*	Road with Drains, Sewers, etc. ..	Cr. 4,22	Cr. 33	
			Carried over ..	12,39,51	5,72,09	

Appendix E—*contd.*

Progress in Trust Schemes.

Scheme.		Work done in 1922-23.	Work to be done after 1922-23.	Borrowed capital including cost of management and establishment in thousands of rupees.		Remarks.
No.	Name.			Spent to end of 1922-23.	Estimated future expenditure.	
1	2	3	4	5	6	7
				Rs.	Rs.	
			Brought forward ..	12,39,51	5,72,09	
62	Love Lane	*Nil.*	The whole	5,37	11,33	
63	Police Accommodation, King's Circle.	Construction of Officers' Quarters, Police Station Chawls for Sepoys, Compound wall, etc., whole completed.	*Nil.* ..	3,80	77	
65	Poorer Classes Accommodation for David Mills.	3 Blocks completed upto 1st Floor Columns. 3 Blocks completed upto Plinth.	The remaining buildings	2,61	59	
			Total ..	12,51,29	5,84,78	
				18,36,07		

E. G. TURNER, *Chairman,*
City of Bombay Improvement Trust.

Appendix F.

Appendix

Statement showing the progress of

Note:—The schemes not included in column 1 *either*

Scheme No.	Name.	Land acquired upto beginning of 1922-23.			Land acquired in 1922-23.			Total
		Number of cases.	Total area acquired.	Award.	Number of cases.	Total area acquired.	Award.	Number of cases.
1	2	3	4	5	6	7	8	9
			Sq. yds.	Rs.		Sq. yds.	Rs.	
1	First Nagpada	108	72,802	15,36,830	..	..	..	108
2	Princess Street	392	1,20,147	67,47,234	..	..	..	392
3	Sandhurst Road	545	2,48,526	82,45,146	..	..	..	545
4	Gamdevi	68	1,81,658	12,15,960	..	..	..	68
5	Dadar-Matunga	613	14,38,041	23,32,291	..	..	..	613
6	Sion-Matunga	1219	17,53,073	19,95,094	1	4,053	26,000	1220
7	Colaba Reclamation.. ..	1	9,152	13,000	..	..	..	1
8	Mandvi Koliwada	208	29,376	19,80,091	..	..	..	208
9	Sankli Street	1	340	17,000	..	..	..	1
10	Plot South of Crawford Market.	..	89	2,871	..	..	..	..
13	Souter St. extension Eastward	2	7,484	20,786	..	..	..	2
17	Duncan Road (Police) ..	3	329	38,967	..	..	..	3
18	Shepherd Road (Police) ..	1	1,313	15,915	..	..	..	1
27	Mathew Road	44	50,787	11,29,849	..	..	..	44
29	Nowroji Hill	399	1,71,702	63,70,141	..	..	..	399
30	Souter St.extension Westward	6	16,909	69,542	..	..	..	6
31	Parel	97	5,47,716	41,53,768	..	..	..	97
32	East Agripada	206	2,04,613	22,53,874	..	..	..	206
33	Bhatwadi	36	8,456	2,78,855	..	..	..	36
34	Lamington Road (Police) ..	1	6,194	1	..	..	..	1
36	Lamington Road	10	7,493	2,22,138	..	..	..	10
37	Sydenham Road	310	70,209	1,04,82,122	1	1,429	2,46,000	311
40	Byculla (Police)	1	16,369	1	..	..	..	1
41	Undria Street..	46	6,408	4,61,735	..	..	..	46
42	Spring Mills	1	20,030	76,076	..	..	..	1
43	Parel Road (Central).. ..	47	31,483	19,66,348	2	9,409	96,450	49
44	Maharbavdi (Police) ..	1	2,724	1	..	..	..	1
45	Palton Road (Police) ..	1	5,924	1	..	..	..	1
47	Parel Road (Northern) ..	96	71,978	27,24,460	4	5,968	40,050	100
50	Mazagon Road	7	33,419	4,46,199	2	19,205	2,05,686	9
51	Century Mills	89	50,396	1,15,077	..	..	..	89
52	Worli	646	14,49,419	69,63,314	179	2,06,938	11,82,876	825
53	Foras Road	2	44,882	8,33,308	..	..	..	2
54	Kolbhatwadi	56	10,935	16,62,457	2	1,174	1,63,265	58
56	Dharavi	519	13,93,574	26,74,477	56	1,11,239	4,96,631	575
57	Sewri Wadala	568	8,65,932	57,75,170	311	6,34,798	37,07,956	879
58	Worli Extension	69	3,94,508	26,92,456	..	..	..	69
59	Sewri Koliwada	..	..	..	3	615	24,223	3
60	Naigaum	124	4,87,412	48,53,772	10	22,796	1,59,297	134
61	Fergusson Road	96	1,67,749	4,02,272	..	..	6,687	96
62	Love Lane	1	20,519	3,80,119	..	..	..	1
65	David Mills	1	15,079	1,89,965	3	5,653	50,403	4
	Total	6641	1,00,35,149 =2,073 acres.	8,13,38,683 =£ 5,422,579	574	10,23,277 =211 acres.	64,05,524 =£ 427,035	7215

Note.—4,840 sq. yds. = 1 acre. 1£ is assumed

F.

Acquisition in sanctioned schemes.

involve no acquisition or have not been sanctioned.

Area acquired upto end of 1922-23.			Land yet to be acquired.				Remarks.
				Estimated Cost.			
Total area acquired.	Award.	Number of cases.	Area.	Award.	General charges at 10%	Total.	
10	11	12	13	14	15	16	17
Sq. yds.	Rs.		Sq. yds.	Rs.	Rs.	Rs.	
72,802	15,36,830	..	..	..	..	..	
1,20,147	67,47,234	..	..	..	..	..	
2,48,526	82,45,146	..	..	..	..	..	
1,81,658	12,15,960	..	..	..	..	..	
14,38,041	23,32,291	10	19,432	76,709	7,671	84,380	
17,57,126	20,21,094	31	1,09,592	86,906	8,690	95,596	
9,152	13,000	..	..	..	..	..	
29,376	19,80,091	..	..	..	..	..	
340	17,000	..	..	..	..	..	
89	2,871	..	..	..	..	..	
7,484	20,786	..	..	..	..	..	
329	38,967	..	..	..	..	..	
1,313	15,915	..	..	..	..	..	
50,787	11,29,849	..	..	..	..	..	
1,71,702	63,70,141	1	97	6,859	686	7,545	
16,909	69,542	..	..	..	..	..	
5,47,716	41,53,768	8	4,894	52,232	5,223	57,455	
2,04,613	22,53,874	7	1,517	31,126	3,113	34,239	
8,456	2,78,855	..	..	..	..	..	
6,194	1	..	..	..	..	..	
7,493	2,22,138	..	..	..	..	..	
71,638	1,07,28,122	21	9,660	9,21,878	92,188	10,14,066	
16,369	1	..	..	..	..	..	
6,408	4,61,735	1	87	6,265	626	6,891	
20,030	76,076	..	..	..	..	..	
40,892	20,62,798	11	55,164	6,37,202	63,720	7,00,922	
2,724	1	..	..	..	..	..	
5,924	1	..	..	..	..	..	
77,946	27,64,510	28	89,003	4,35,490	43,549	4,79,039	
52,624	6,51,885	4	9,983	1,48,115	14,812	1,62,927	
50,396	1,15,077	..	..	..	..	..	
16,56,357	81,46,190	561	1,89,814	35,28,810	3,52,881	38,81,691	
44,882	8,33,308	..	..	..	..	..	
12,109	18,25,722	2	871	90,910	9,090	1,00,000	
15,04,813	31,71,108	296	9,58,826	68,68,892	6,86,889	75,55,781	
15,00,730	94,83,126	398	4,44,829	43,66,874	4,36,687	48,03,561	
3,94,508	26,92,456	3	5,969	80,544	8,055	88,599	
615	24,223	130	30,342	4,25,777	42,578	4,68,355	
5,10,208	50,13,069	8	8,107	2,86,931	28,693	3,15,624	
1,67,749	4,08,959	..	..	..	..	..	
20,519	3,80,119	..	..	..	..	..	
20,732	2,40,368	..	..	..	..	..	
1,10,58,426	8,77,44,207	1520	19,38,187	1,80,51,520	18,05,151	1,98,56,671	
=2,284 acres.	=£ 5,849,614		=400 acres.	=£ 1,203,435	=£ 120,343	=£ 1,323,778	

to be equivalent to Rs. 15.

E. G. TURNER, *Chairman,*
City of Bombay Improvement Trust.

Appendix

Area, Capital value and rental

(*Vide* Report,

ESTATE.	Disposed of to end of 1921-22.				Disposed of in 1922-23.			
	No. of plots.	Area.	Capital value.	Rent.	No. of plots.	Area.	Capital value.	Rent.
Schedule C.		Sq. yds.	Rs.	Rs.		Sq. yds.	Rs.	Rs.
Flats	5	52·1	10,19	5·4	..	..	..	..
Kennedy Sea Face	1	4·0	0·2	0·01	..	..	..	..
Hornby Road	39	59·6	21,20	91·2	..	..	..	..
Marine Lines (including Admiral's Bungalow)	21	40·9	7,90	35·5	..	..	..	..
Wellington Lines	16	32·0	7,67	30·7	..	..	..	..
Wodehouse Road	20	40·5	7,95	34·6	..	..	..	..
Chaupati, East	4	2·2	78	3·5	..	..	..	..
Chaupati, West (including Old Distillery Plot,	26	82·7	11,51·7	51·6	..	..	..	..
Total	132	3,14·0	67,20·9	2,52·5	..	..	..	..
Schedule D.								
Agripada (including Scheme 9)	157	2,40·7	24,61	1,09·7	1	·025	3	·1
Connaught Road	17	12·2	95	4·2	..	..	..	..
Lands at Matunga	1	1·6	..	..	..	..	..	..
Total	175	2,54·5	25,56	1,13·9	1	·025	3	·1
Schedule E.								
Colaba Reclamation	36	53·8	23,80	1,06·7	..	..	..	..
Napean Sea Road Reclamation	1	2·0	14	0·6	..	..	..	..
Total	37	55·8	23,94	1,07·3	..	..	..	..
Trust's own property.								
First Nagpada	62	47·5	8,24	36·7	..	..	..	..
Princess Street	115	71·8	94,01	4,16·6	..	..	..	..
Sandhurst Road	181	1,36·4	1,06,27	4,76·0	1	·7	93	5·1
Gamdevi	118	1,01·3	21,83	89·6	..	..	..	..
Dadar-Matunga	658	8,16·0	88,62	3,96·2	11	14·5	1,94	10·3
Sion-Matunga	85	72·6	5,00	22·0	2	4·8	27	1·5
Mandvi Koliwada	33	19·3	19,43	87·2	..	..	..	..
Souter Street Extension, eastward	4	3·1	42	1·7	..	..	..	..
Mathew Road	21	34·5	11,67	45	..	..	..	..
Nowroji Hill	31	25·3	35,10	1,73·5	..	..	..	..
Parel Road	133	1,37·8	27,59	1,25·1	3	1·7	1,37	7·6
East Agripada	48	67·5	11,40	52·3	4	11·0	2,17	10·7
Bhatwadi	10	5·2	1,09	4·2	..	..	..	..
Chunam Kiln Road	1	0·3	13	0·6	..	..	..	..
Undria Street	3	0·7	13	0·6	..	..	..	..
Parel Road Central Street Scheme	2	1·2	3,20	..	..	..	..	..
Mazagaon Street Scheme	2	3·2	1,66	7·4	1	0·7	23	1·0
Worli Street Scheme	2	5·9	2,97	..	2	7·9	85	..
Foras Road Street Scheme	..	..	..	..	2	37·3	7,92	44·0
Kolbhatwadi Improvement Scheme	1	0·6	42	2·5	1	·3	..	..
Dharavi Street Scheme	2	79·1	5,14	..	..	..	..	..
Naigaum Street Scheme	11	1,12·8	21,18	24·2	..	..	..	..
Total	1,523	17,42·1	4,65,50	19,61·4	27	78·9	15,68	80·2
Carried over	1,867	23,66·4	5,82,20·9	24,35·1	28	78·9	15,71	80·3

G.

are shown in thousands.

para. 12).

Disposed of to end of 1922-23.				Balance available for leasing.				Remarks.
No. of plots.	Area.	Capital value.	Rent.	No. of plots.	Area.	Capital value.	Rent.	
	Sq. yds.	Rs.	Rs.		Sq. yds.	Rs.	Rs.	
5	52·1	(a) 10,19	5·4	..	..	..	..	(a) Includes Rs. 4,50,000 for premia.
1	4·0	0·2	0·01	..	..	..	..	
39	59·6	(b) 21,20	91·2	..	..	..	..	(b) Includes Rs. 40,383 for premia.
21	40·9	7,90	35·5	..	..	..	..	
16	32·0	7,67	30·7	..	..	..	..	
20	40·5	(c) 8,00·0	34·6	..	..	..	..	(c) Includes Rs. 5,500 for premia.
4	2·2	78	3·5	1	2·5	34	1·9	
26	82·7	(d) 11,51·7	51·6	15	20·0	3,26	18·1	(d) Includes Rs. 5,000 for fine.
132	314·0	67,25·9	2,52·5	16	22·5	3,60	20·0	
(e) 158	2,40·7	(f) 24,64	1,09·8	8	15·0	1,32	6·0	(e) Two plots (Schedule plots Nos. 4 and 5) acquired by Government. (f) Includes Rs. 10,744 for premia and Rs. 10,334 for fine.
17	12·2	(g) 95	4·2	..	..	..	..	(g) Includes Rs. 2,094 for premia.
1	1·6	..	..	..	..	..	..	
176	2,54·5	25,59	1,14·0	8	15·0	1,32	6·0	
36	53·8	(h) 23,80	1,06·7	..	..	..	..	(h) Includes Rs. 3,270 for fine and Rs. 2,896 for premia.
1	2·0	14	0·6	..	..	..	..	
37	55·8	23,94	1,07·3	..	..	..	..	† Portion of plot No. 54 admeasuring 334 sq. yds. sold to Mosque Trustees.
62	† 47·2	(i) 8,19	36·5	..	..	..	..	(i) Includes Rs. 100 for fine and Rs. 5,000 for premia.
115	71·8	(j) 94·01	4,16·6	1	0·9	15	0·8	(j) Rs. 1,27,712 for premia and Rs. 4,000 for fine are included.
182	137·1	(k) 1,07,22	4,81·1	8	5·1	5,21	28·9	(k) Includes Rs. 1,72,566 for premia and Rs. 24,505 for fine.
118	101·3	(l) 21,99	89·6	..	..	..	..	(l) Includes Rs. 2,04,964 for premia and Rs. 3,000 for fine.
*644	781·0	(m) 82,57	3,70·6	89	1,61·7	8,79	102·5	(m) Includes Rs. 65,924 for premia and Rs. 3,683 for fine.
87	77·4	(n) 5,27	23·5	12	17·5	1,71	7·6	* 25 plots resumed during the year. (n) Includes Rs. 12,500 for premia.
33	19·3	(o) 20,05	87·2	..	..	..	..	(o) Includes Rs. 64,055 for premia.
4	3·1	(p) 42	1·7	5	3·9	51	2·8	(p) Includes Rs. 2,800 for premia.
21	34·5	(q) 1,167	45	..	..	..	..	(q) Includes Rs. 1,65,142 for premia.
‡30	24·8	(r) 34,45	1,69·5	8	4·9	6,97	38·7	(r) Includes Rs. 21,409 for premia. ‡ One plot resumed during the year.
136	1,39·5	(s) 28,97	1,32·7	18	12·9	3,88	21·5	(s) Includes Rs. 1,500 for premia and Rs. 4,300 for fine.
52	78·5	(t) 13,57	63·0	23	13·6	2,94	16·3	(t) Includes Rs. 39,578 for premia.
10	5·2	(u) 1,10	4·2	..	..	..	..	(u) Including Rs. 16,484 for premia and Rs. 200 for fine.
1	0·3	13	0·6	..	..	..	..	
3	0·7	13	0·6	7	1·7	74	4·1	
2	1·2	3,20	..	..	..	..	..	
3	3·9	1,89	8·4	..	..	..	..	
4	13·8	3,82	..	..	..	..	..	
2	37·3	7,92	44·0	..	..	..	..	
2	0·9	42	2·5	..	..	..	..	
2	79·1	(v) 514	..	..	..	..	..	(v) Including Rs. 2,57,080 for premia.
11	1,12·8	(w) 21,58	24·2	..	..	..	..	(w) Includes Rs. 4,78,554 for premia.
1524	1770·7	4,73,71	20,01·5	171	2,22·2	30,90	2,23·2	
1,869	23,93·0	5,90,49·9	24,75·3	195	2,59·7	35,82	2,49·2	

Appendix

Area, Capital Value and Rental

(*Vide* Report

ESTATE.	Disposed of to end of 1921-22.				Disposed of in 1922-23.			
	No. of plots.	Area.	Capital value.	Rent.	No. of plots.	Area.	Capital value.	Rent.
		Sq. yds.	Rs.	Rs.		Sq. yds.	Rs.	Rs.
Brought over ..	18,67	23,66·4	5,82,20·9	24,35·1	28	78·9	15,71	80·3
Police Accommodation Schemes.								
14 Nagpada	1	4·0	72	3·2	..	..	..	..
16 Wodehouse Road	1	6·6	76	3·4	..	..	..	..
17 Duncan Road	1	0·3	38	1·7	..	..	..	..
18 Shepherd Road	1	1·2	15	0·7	..	..	..	..
19 Agripada	2	4·8	45	2·1	..	..	..	..
23 Connaught Road	2	1·7	13	0·6	..	..	..	..
24 Princess Street	2	1·5	151	6·8	..	..	..	..
25 Gamdevi	2	1·8	45	2·0	..	..	..	..
34 Lamington Road	1	6·1	..	..	..	..	..	..
35 Sandhurst Road, West	1	0·9	39	1·6	..	..	..	..
39 Sandhurst Road, East	4	2·8	197	8·9	..	..	..	..
40 Byculla	1	16·4	..	..	..	..	..	..
44 Maharbavdi	1	2·7	..	..	..	..	..	..
45 Palton Road	1	5·7	..	..	..	..	..	..
48 Mahim	1	6·3	..	..	..	..	..	..
55 Nowroji Hill	1	3·0	152	6·8	..	..	..	..
55A Mazagaon	1	5·4	..	..	..	..	..	..
63 Dadar-Matunga, North	3	8·4	80	3·6	..	..	..	..
Total ..	27	79·6	923	41·4	..	..	..	..
Poorer Classes Accommodation Schemes.								
42 Spring Mills	1	20·0	76	3·4	..	..	..	..
65 David Mills	1	15·1	206	12·3	..	..	..	..
Total ..	2	35·1	282	15·7	..	..	..	..
Grand Total ..	18,96	24,81·1	5,94,26	24,92·2	28	78·9	15,71	80·3

G—*contd.*

are shown in thousands.

para. 12).

Disposed of to end of 1922-23.				Balance available for leasing.				Remarks.
No. of plots.	Area.	Capital value.	Rent.	No. of plots.	Area.	Capital value.	Rent.	
1869	Sq. yds. 23,95·0	Rs. 5,90,49·9	Rs. 24,75·3	195	Sq. yds. 2,59·7	Rs. 35,82	Rs. 2,49·2	
1	4·0	72	3·2	..	..	..	..	
1	6·6	76	3·4	..	..	..	..	
1	0·3	38	1·7	..	..	..	..	
1	1·2	15	0·7	..	..	..	..	
2	4·8	45	2·1	..	..	..	..	
2	1·7	13	0·6	..	..	..	..	
2	1·5	151	6·8	..	..	..	..	
2	1·8	45	2·0	..	..	..	..	
1	6·1	..	..	..	..	..	..	Nominal.
1	0·9	39	1·6	..	..	..	..	
4	2·8	197	8·9	..	..	..	..	
1	16·4	..	..	..	..	..	..	Nominal.
1	2·7	..	..	..	..	..	..	,,
1	5·7	..	..	..	..	..	..	,,
1	6·3	..	..	..	..	..	..	,,
1	3·0	152	6·8	..	..	..	..	
1	5·4	..	..	..	..	..	..	Nominal.
3	8·4	80	3·6	..	..	..	..	
27	79·6	923	41·4	..	..	..	..	
1	20·0	76	3·4	..	..	..	..	
1	15·1	206	12·3	..	..	..	..	
2	35·1	282	15·7	..	..	..	..	
*1898	25,09·7	6,02,55	25,32·4	195	2,59·7	35,82	2,49·2	*Exclusive of 10 plots sold outright.

E. G. TURNER, *Chairman,*

City of Bombay Improvement Trust.

Appendix H—1.

Statement of Completed Police Accommodation Schemes.

Serial No.	No.	Name.	Date of completion.	Number of persons accommodated.		Area of site.	Cost of site.	Cost of buildings, etc.	Interest charges, etc.	Total capital costs.	Rent payable by Government.	Remarks.
				Officers.	Men.							
1	2	3	4	5	6	7	8	9	10	11	12	13
						Sq. yds.	Rs.	Rs.	Rs.	Rs.	Rs.	
1	18	Shepherd Road* ..	1-11-05	1	..	1,237	15,173	20,135	2,495	37,803	1,781	*With stables for 19 horses.
2	16	Wodehouse Road ..	31-3-06	5	224	6,578	76,302	2,44,006	14,027	3,34,335	15,747	
3	14	Nagpada	1-4-06	3	60	3,955	71,876	82,596	17,369	1,71,841	8,094	
4	17	Duncan Road	6-10-08	..	8	316	37,536	19,272	5,900	62,708	2,910	
5	23	Connaught Road ..	11-1-09	2	28	1,689	13,409	68,211	8,921	90,541	4,219	
6	19	Agripada..	†1-6-09	5	60	4,851	44,876	1,37,800	19,332	2,02,008	9,414	† Different buildings were completed on different dates but the lease runs from 1st June 1909.
7	24	Princess Street ..	31-5-10	5	..	1,492	1,51,413	1,19,253	12,621	2,83,287	13,145	
8	25	Gamdevi	1-12-16	7	..	1,794	44,850	82,740	17,176	1,44,766	6,678	
		Total ..		28	380	21,912	4,55,435	7,74,013	97,841	13,27,289	61,988	

Note.—Certain other schemes are mentioned as having been completed in Appendix H—2, but the rent payable by Government has not yet been finally settled.

E. G. TURNER,
Chairman,
City of Bombay Improvement Trust.

Appendix H-2.

Police Accommodation Schemes.

Progress during 1922-23.

Serial No.	Description of works.	No. of persons to be accommodated.	Remarks.
1	Scheme No. 34, Police Accommodation—Lamington Road.	4 European Officers, 4 Indian Sub-Inspectors, 10 Head Constables and 210 men. Additional accommodation for 20 Constables.	Represented in 1912. Revised plans and estimates approved under T. R., 364 of 4th July 1922 and the revised scheme sanctioned by Government under G.R., H.D., No. 1848 of 13th September 1922. Provision of teak wood weather shades to the windows approved under T. R., 575 of 7th November 1922. Government representation for additional accommodation for 20 Constables (*vide* Government letter, H.D., No. 3287-A. of 9th February 1923) approved by Board under T. R., 100 of 20th February 1923.
2	Scheme No. 35, Police Accommodation—Sandhurst Road, West.	3 Indian Sub-Inspectors and 33 Constables.	Represented in November 1914. Possession of the site given in December 1919. Government sanction in February 1922. (G.R., H.D., No. 1393 of 22nd February 1922). Declared in June 1922. Quarters occupied, rear and side open spaces paved, compound gates completed. Provision of surface water Reservoir Pump house and Electric pump approved (T. R., 558 of 17th October 1922). The works completed.
3	Scheme No. 39, Police Accommodation—Sandhurst Road, East.	3 European Officers, 6 Indian Sub-Inspectors, 10 Head Constables and 90 Constables.	Represented in October 1914. Sanctioned by Government and declared in 1917. (G.R., J.D., No. 1149 of 22nd February 1917). Possession to P.W.D. in 1919. Revised plans and estimates approved by the Board and sanctioned by Government in 1921 (T. R., 370 of 28th June 1921). Buildings completed and occupied.
4	Scheme No. 40, Police Accommodation—Byculla.	2 Superintendents, 4 European Inspectors, 4 Sergeants, 3 Indian Sub-Inspectors, 3 Jamadars, 10 Head Constables, 125 Constables and 22 servants. Additional accommodation for 11 Head Constables and 33 Constables.	Represented in 1914. Sanctioned by Government and declared in 1915. (G.R., J.D., No. 4899 of 12th July 1915.) Possession to P.W.D. in 1919. Revised plans and estimates sanctioned by the Board and Government in 1921. Government representation for additional accommodation. (*Vide* Government letter, H.D., No. 3287-A. of 9th February 1923). Approved by Board under T. R., 100 of 20th February 1923.
5	Scheme No. 44, Police Accommodation—Maharbavdi.	4 European officers, 3 Indian Sub-Inspectors and 57 Constables.	Represented in March 1914. Sanctioned by Government in 1914 and declared in 1915. Revised plans and estimates approved by the Board under T.R., 225 of 11th April 1922 and sanctioned by Government under G.R., H.D., No. 2104 of 20th July 1922. The works completed.
6	Scheme No. 46, Police Accommodation—Naigaum.	1 Inspector, 1 Deputy Inspector, 2 Sergeants, 2 Indian Sub-Inspectors, 1 Jamadar, 10 Head Constables and 90 Constables.	Represented in 1920. Change of site from Parel to Naigaum approved under T.R., 504 of 6th September 1921. Plans and estimates approved under T. R., 55 of 23rd January 1923; notified on 8th February 1923.
7	Scheme No. 48, Police Accommodation—Mahim.	4 European Officers, 2 Indian Sub-Inspectors, 1 Jamadar, 10 Head Constables and 115 Constables.	Represented on 16th October 1914. Scheme in accordance with the fresh representation sanctioned by the Board and Government in February 1922 and declared in July 1922. Increased revised estimate approved by Board under T. R., 365 of 4th July 1922 and sanctioned by Government. (*Vide* G.R., H.D., No. 1394 of 22nd August 1922). Cost for reservoir sanctioned in G.R., H.D., No. 125 of 28th October 1922.
8	Scheme No. 55, Police Accommodation—Chinch Bunder Road.	4 European Officers, 3 Indian Sub-Inspectors, 4 Head Constables and 20 Constables.	Represented in 1918. Sanctioned by Government in 1922. (G.R., H.D., No. 1392 of 22nd February 1922.) Declared in June 1922. Buildings with storage tanks and electric pump completed.
9	Scheme No. 55 A. Police Accommodation—Mazgaon.	1 Indian Sub-Inspector, 1 Jamadar, 5 Head Constables and 200 Constables. Additional accommodation for 2 Head Constables and 20 Constables.	Represented in December 1918. Sanctioned by Government in 1922. (G.R., H.D., No. 1096 of 22nd February 1922.) Quarters for 5 Head Constables and 200 Constables completed and occupied. Representation for additional accommodation approved by Board under T.R., 100 of 20th February 1923.
10	Scheme No. 63, Police Accommodation—Kingsway.	1 Inspector, 1 Deputy Inspector, 2 Sergeants, 2 Indian Sub-Inspectors, 1 Jamadar, 10 Head Constables and 96 Constables.	Represented on 18th November 1919. Scheme sanctioned for Rs. 4,51,115 (*vide* T.R., 402 of 19th July 1921); site handed over to P.W.D. on 17th February 1922. Scheme sanctioned by Government under G.R., H.D., No. 1717 of 30th June 1922 and declared on 14th September 1922.

E. G. TURNER, *Chairman,*

City of Bombay Improvement Trust.

Appendix

Particulars of

Capital cost and

Serial No.	CHAWL. Name.		Year in which site of chawls was appropriated for construction of chawls.	Open spaces in the chawl site.	Area actually occupied by the buildings.	Total area of the site of chawls (col. 4 + col. 5).	Rate per sq. yd. as in the year given in col. 3.	Value of site (col. 6) as in the year given in col. 3.	Constructional cost of chawls including 7½ per cent. for management and establishment.	Cost of work, value of land, management and establishment charges (col. 8 + col. 9).	Interest and sinking fund charges on capital outlay at 4·61 per cent. on col. 10 upto No. 13 and thereafter at 6·35 per cent.	Full letting value per annum.	Annual profit + loss — taking net revenue at ⅞rds of full letting value (⅞rds of col. 12 — col. 11).
1	2		3	4	5	6	7	8	9	10	11	12	13
	Sets of complete chawls occupied throughout the year under review.			sq. yds.	sq. yds.	sq. yds.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
1	1-4	Agripada A Chawls.	1900	(a) 4,079	3,206	7,285	7	50,995	1,84,660	2,35,655	10,864	15,381	— 610
2	5-16	Agripada B Chawls.	1903	5,924	6,001	11,925	6	71,550	5,39,171	6,10,721	28,154	44,279	+ 1,364
3	31, 32, 38, 40, 45 & 46.	Agripada C Chawls.	1908	2,825	3,426	6,251	6	37,506	2,76,214	3,13,720	14,462	21,248	— 296
4	19-24	Chandanwadi Chawls.	1904	5,365	4,299	9,664	15	1,44,960	3,74,555	5,19,515	23,950	46,326	+ 6,934
5	25, 27, 29, 30, & 41.	Imamwada A Chawls.	1905	7,857	5,585	13,442	13·8	1,81,467	4,95,426	6,76,893	31,205	47,478	+ 447
6	50	Imamwada B Chawls.	1905	588	361	949	13·8	12,811	19,368	32,179	1,483	1,614	— 407
7	33-37	Mandvi Koliwada Chawls.	1908	893	3,276	4,169	75	3,12,675	2,74,781	5,87,456	27,082	43,097	+ 1,650
8	51	Matunga Chawls	1915	574	370	944	5	4,720	42,890	47,610	2,195	697	— 1,730
9	17-18	Nagpada A Chawls.	1903	1,510	1,059	2,569	7	17,983	81,905	99,888	4,605	7,776	+ 579
10	39	Nagpada B Chawls.	1904	1,122	977	2,099	7	14,693	99,320	1,14,013	5,256	7,776	— 72
11	28	Princess Street Chawls.	1907	1,047	433	1,480	30	44,400	42,217	86,617	3,993	4,320	— 1,113
12	42, 44, & 47-49.	Suparibaug Chawls.	1910	5,157	2,924	8,081	4·8	36,364	3,36,818	3,73,182	17,204	20,866	— 3,294
13	52-57	Chinch Bunder Chawls.	1913	4,613	3,883	8,496	(c) 26·66	(b) 2,26,560	3,77,144	6,03,704	27,831	45,271	+ 2,349
14	58-61	Mahar Chawls.	1921	1,754	2,427	4,181	15	62,715	4,22,462	4,85,177	30,808	27,263	— 12,632
15	62	Peons' Chawls.	1921	2,375	1,044	3,419	15	51,285	1,63,214	2,14,499	13,620	17,172	— 2,172
16	63-66	Kalapani Chawls.	1921	5,068	2,692	7,760	15	1,16,400	4,42,044	5,58,444	35,458	24,805	— 18,921
		Total ..	..	50,751	41,963	92,714	..	13,87,084	41,72,189	55,59,273	2,78,170	3,75,369	— 27,924
	Sets of incomplete chawls and those completed but not occupied throughout the year under review.												
		Forss Road ‡ .	1922	23,460	12,244	35,704	19	6,78,376	25,02,723	31,81,099	2,02,000	59,343	-1,62,438
		Mazagon ..	1922	19,327	9,754	29,081	10	2,90,810	18,30,038	21,20,848	1,34,671	37,853	-1,09,436
		Three-room tenements.	1922	4,496	1,113	5,609	6	33,654	2,56,986	2,90,640	18,453	25,920	— 1,173
		Two-room tenements.	1922	2,937	1,297	4,234	6	25,404	2,72,478	2,97,882	18,917	29,376	+ 667
		Cottage Blocks.	1922	6,588	1,220	7,808	6	46,848	68,034	1,14,882	7,296	3,000	— 5,296

I-1.

Trust Chawls.

net annual return.

Percentage of net annual return (col. 12) on capital cost (col. 10).	Number of rooms.	Number of floors including ground floor.	Land per room (col. 6 ÷ col. 15).	Rent per room.	Floor area of tenement inclusive of verandah.	Capital cost of land and works per room (col. 10 ÷ col. 15).	Capital cost of works per room (col. 9 ÷ col. 15).	Net profit + or loss — per room (col. 13 ÷ col. 15).	Remarks.
14	15	16	17	18	19	20	21	22	23
			sq. yds.	Rs. a.	sq. ft.	Rs.	Rs.	Rs.	The rates per square yard given in col. 7 are those which the sites of chawls as given in col. 6, could have fetched subject to the Board's usual regulations in the open market in the year given in col. 3.
4·35	311	3	23·42	3-14	175	758	594	— 1·96	
4·83	288 640	4	12·85	3-14	142 110	658	581	+ 1·47	(*a*) This area is exclusive of the site of the weaving shed, and a strip of land 6 feet in width surrounding the shed.
4·52	432	4	14·47	3-14	177	726	640	— 0·69	
5·95	674	4	14·34	5-10	125	771	557	+ 10·30	The rooms in Agripada B are of two kinds, 640 larger, measuring 142 sq. ft. and 288 smaller, measuring 110 sq. ft. floor area.
4·68	883	4	15·22	4-8	135	767	561	+ 0·51	
3·34	30	2	31·63	4-8	160	1,073	646	— 13·56	The figures given in columns 20 and 21 given against Mandvi and Chinch Bunder chawls are vitiated by the fact that the Capital cost of the chawls includes the cost of godowns and shops on the ground floor. Omitting these chawls and the workmen's cottages in Matunga, the average cost per room is Rs. 904 (land 176 + construction Rs. 728.)
4·89	222	4	18·77	5-10	176	2,646	1,238	+ 7·43	
0·99	15	1	62·93	3-14	120	3,174	2,859	— 115·34	
5·20	144	4	17·84	4-8	148	694	569	+ 4·02	
4·55	144	4	14·58	4-8	160	792	690	— 0·50	In addition to rooms shown in col. 15 there are in Mandvi 26 godowns let at rents, ranging from Rs. 10-12 to 101-5 per godown and 30 shops let at rents, ranging from 22-9 to 45-1 per shop per month and in Chinch Bunder 33 godowns let at Rs. 56-5 per month occupying the whole ground floor.
3·33	64	4	23·12	5-10	131	1,353	660	— 17·40	
3·78	480	4	16·84	3-10	176	777	702	— 6·86	
5·00	373	4	22·78	5-2	176	1,618	1,011	+ 6·30	(*b*) This figure represents the value at Rs. 40 per square yard of the site situated between the 25′ road and the railway and admeasuring 5,664 sq. yds.
3·75	320	4	13·07	7-3	176	1,516	1,320	— 39·47	
5·34	120	3	28·49	7-5, 10-5 &13-13	176	1,787	1,360	— 18·10	(*c*) This figure is arrived at by dividing the figure (*b*) by 8,496 square yards.
2·91	(*d*) 246	4	31·54	7-3	176	2,270	1,797	— 76·91	
									(*d*) This figure does not include the looms.
4·49	5,386	..	..	Average	—	1,032	775	— 5·18	The averages given in columns 20, 21 and 22 are for all chawls except Chinch Bunder, Matunga and Mandvi.
									‡ Two blocks containing 160 rooms have been leased to B. B. & C. I. Railway Company on payment of Rs. 700 per annum and a premium of Rs. 2,96,000.
1·24	602	4	55·79	..	..	..	..	..	
1·18	560	4	51·93	..	..	..	..	—	
5·95	36	3	155·81	—	..	..	..	..	
6·60	72	3	58·81	—	—	..	—	..	
1·74	10	1	780·80	—	—	..	..	..	

E. G. TURNER, *Chairman,*

City of Bombay Improvement Trust.

Appendix
Particulars of
Number of tenants; full letting value

Item No.	CHAWL. Name.	Let for living purposes.	NUMBER OF TENEMENT: Temporarily occupied for Board's purposes. Occupied by Muccadams.	Used as office and stores.	Temporarily occupied by schools.	Chawl Superintendent's quarters including office and stores.	Total cols. 3 to 7.	Shops.	Godowns.	Monthly: Let for living purposes.	Temporarily occupied for Board's purposes.	Temporarily occupied for school purposes.
1	2	3	4	5	6	7	8	9	10	11	12	13
	Sets of complete chawls occupied throughout the year under review.									Rs. a.	Rs. a.	Rs. a.
1	1-4 Agripada A chawls ..	(e) 282	2	..	..	6	290	21	..	1,111-4	7-0	..
2	5-16 Do. B chawls ..	(f) 912	..	..	..	..	912	16	..	3,540-12	..	..
3	31, 32 38, 40, 45 &46 Do. C chawls ..	406	..	..	7	..	413	19	..	1,577-0	..	27-8
4	19-24 Chandanvadi chawls ..	663	1	..	..	2	666	8	..	3,732-6	5	..
5	25-27 Imamwada A chawls ..	876	..	..	..	7	883	..	..	3,945-0	..	..
6	50 Imamwada B chawls ..	30	..	..	..	..	30	..	..	1,34-8	..	..
7	33-37 Mandvi-Koliwada chawls	222	..	..	..	..	222	30	26	1,248-12	..	..
8	51 Matunga chawls ..	15	..	..	..	..	15	..	..	58-2	..	..
9	17-18 Nagpada A chawls ..	144	..	..	..	..	144	..	..	648-0	..	..
10	39 Nagpada B chawls ..	144	..	..	..	..	144	..	..	648-0	..	..
11	28 Princess Street chawls	64	..	..	..	..	64	..	..	360-0	..	..
12	47-49 Suparibaug chawls ..	477	1	2	..	..	480	..	..	1,729-2	9-12	..
13	52-57 Chinch Bunder chawls	372	1	..	..	..	373	..	33	1,909-6	5	..
14	58-61 Mahar chawls ..	(h) 311	1	..	8	..	320	..	..	2,207-10	7	57-5
15	62 Peons' chawls ..	120	..	..	..	..	120	..	..	1,431-0	..	..
16	63 Kalapani chawls ..	239	1	2	..	4	246	..		*1,716-1	14	..
	Total ..	5,277	7	4	15	19	5,322	94	59	25,996-15	47-12	84-13
	Sets of incomplete chawls and those completed but not occupied throughout the year under reviews.											
1	†Foras Road chawls ..	602	..	..	..	..	602	..	..	..	..	..
2	Mazagaon chawls ..	560	..	..	..	..	560	..	..	..	..	..
3	Three rooms staff quarters.	36	..	..	..	..	36	..	..	..	..	..
4	Two rooms staff quarters	72	..	..	..	..	72	..	..	..	..	..
5	Two rooms new cottages	10	..	..	..	..	10	..	..	..	..	..

I-2.

Trust Chawls.

and permissible and actual population.

Rent.				Total Annual Rent 12 times cols. 11 to 14 and 15 to 17.	Maximum permissible population in adults.			Actual population in January 1922.		Population per acre in largest groups.	Remarks.
Chawl Superintendent's quarters including office purposes.	Total cols. 11 to 14.	Shops.	Godowns.		Total tenements.	Population per tenement.	Total population.	Persons.	Equivalent adults.		
14	15	16	17	18	19 (g)	20	21	22	23	24 (i)	25
Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.							
(a)12-0	1,130-4	151-8	..	15,381-0	311	5	1,555	1,173	1,037		(a) Out of Rs. 12 Rs. 7 are for Chawl Superintendent's quarters and Rs. 5 for office, etc.
...	3,540-12	149-2	..	44,278-8	288	4½	3,216	841	750	784	(b) Out of Rs. 9-8 Rs. 7 are for Chawl Superintendent's quarters and Rs. 2-8 for office, &c.
..	1,604-8	166-2	..	21,247-8	640	3	2,160	1,883	1,695		(c) Out of Rs. 11-8, Rs. 7 are for Chawl Superintendent's quarters and Rs. 4-8 for office, etc.
					432	5		1,529	1,371		(d) Rs. 7 are for Chawl Superintendent's quarters only.
(b) 9-8	3,746-14	113-10	..	46,326-0	674	3½	2,360	2,218	1,941	921	(e) Out of 282, 8 rooms are two roomed tenements at Rs. 6-3 and remaining 274 at Rs. 3-14 per month.
(c) 11-8	3,956-8	..	..	47,478-0	883	4	3,532	2,848	2,522		(f) Out of 912 one room is two roomed tenement at Rs. 7-14 and the remaining 911 are at Rs. 3-14 per mensem.
..	134-8	..	..	1,614-0	30	5	150	96	88	985	
..	1,248-12	911-2	1,431-9	43,097-4	222	5	1,110	689	606	476	The monthly rent per room is— (i) Rs. 5-10 for Chandanwadi, Princess Street and Mandvi, Kolivada Chawls.
..	58-2	..	...	697-8	15	5	75	72	68	..	(ii) Rs. 4-8 for Imamvada & Nagpada Chawls.
..	648-0	...	..	7,776-0	144	4½	648	480	432		(iii) Rs. 5-2 for Chinch Bunder Chawls.
..	648-0	...	..	7,776-0	144	4½	648	498	425	1018	(iv) Rs. 3-14 for Agripada and Matunga Chawls.
..	360-0	...	..	4,320-0	64	4	256	234	208	...	(v) Rs. 3-10 for Suparibaug Chawls. (vi) Rs. 7-3 for Mahar Chawls and Kalapani Chawls.
...	1,738-14	...	..	20,866-8	480	5	2,400	1,500	1,375	920	(vii) Rs. 7-5 Rs. 10-5 and Rs. 13-13 for Peons' Chawls.
..	1,914-6	...	1,858-3	45,270-12	373	5	1,865	1,509	1,342	666	(viii) Rs. 13-5 & Rs. 17-5 per room for Foras Road Chawls, and for displaced tenants of Schemes 37 & 54 at Rs. 6-5 to 8-5.
...	2,271-15	...	...	27,263-4	320	5	1,600	1,793	1,583	1,340	(ix) Rs. 10-5 and Rs. 11-5 for Mazagaon Chawls.
...	1,431-0	...	...	17,172-0	120	5	600	429	399		(g) The figures in col. 19 include Chawl Superintendent's quarters but not godowns and
(d) 7-0	1,737-1	...	330-0	24,804-12	246	5	1,230	605	540	..	shops at Mandvi and Chinch Bunder. They include shops at Agripada and Chandanwadi as these are allowed to be used for human habitation.
40	26,169-8	1,491-8	3,619-12	3,75,369	5,386 ‡		23,405	18,397	16,382	..	(h) This includes 4 rooms given to Infant Welfare Society at a nominal rent of Re. 1-1 per month.
											(i) The figures in col. 24 are got by distributing the actual population (col. 22) over the area made up of chawl site plus half area of adjacent streets and in case of Mandvi and Chinch Bunder 20′ strip along the adjacent Railway.
...	..	..	..	59,343	602	..	..	1,733	1,549		* 160 looms on the ground floor. Occupied from February 1922.
											† Two blocks containing 160 rooms leased to B.B.&C.I.Railway Company on payment of Rs. 700 per annum and a premium of Rs. 2,96,000.
...	..	..	..	37,853	560	..	..	1,729	1,552		Occupied from May 1922.
...	..	..	..	25,920	36	..	..	..	..	..	Occupied from January 1923.
...	..	..	..	29,376	72	..	..	..	..	..	Occupied from January 1923.
..	..	..	..	..	10	..	..	..	..	..	Occupied from 5th April 1922.

‡ Includes 64 shops used as living rooms—*vide* note (g). Total number of rooms including shops and godowns and 19 rooms in Chawl Superintendents' quarters is Rs. 5,475. The rooms in the Foras Road and Mazagaon Chawls and the three rooms and two rooms tenements and new cottages at Schemes 5 and 6 were partially let as available during the year and are not included in the total.

E. G. TURNER, *Chairman,*
City of Bombay Improvement Trust.

Appendix J-1.

Roads handed over to the Municipality up till 31st March 1923.

Date of giving possession to the Municipality.	Name of Road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of construction to the end of March 1923.		Remarks.
					Outlay to end of March 1922.	Outlay during 1922-23.	
1	2	3	4	5	6	7	8
					Rs.	Rs.	
Prior to 1st April 1922, *vide* Administration Report for 1921-22.	Roads in—						
	Schedule "C" lands.	12,074	..	55,175	3,40,871		
	Do. "D" lands.	18,990 (3,219)*	..	64,051	3,04,700		
	Do. "E" lands.	4,276 (4,002)*	..	26,406	1,42,564		
	Scheme 1 ..	2,983	..	14,648	87,106		
	Do. 2 ..	7,208	..	44,082	2,18,064		
	Do. 3 ..	10,656 (702)*	..	69,508	3,91,498		
	Do. 4 ..	10,175 (2,786)*	..	42,232	2,91,859		
	Do. 8 ..	2,405	..	9,194	57,179	*Nil.*	
	Do. 9 ..	486	..	2,162	10,007		
	Do. 13 ..	318	..	1,413	7,092		
	Do. 27 ..	1,938 (450)*	..	13,761	58,608		
	Do. 29 ..	2,340	..	10,400	48,186		
	Do. 31 ..	6,360	..	22,404	4,70,592		
	Do. 32 ..	1,616	..	5,473	2,73,738		
	Do. 33 ..	473	..	1,400	7,868		
	Do. 36 ..	1,225 (1,210)*	..	9,511	70,540		
	Total ..	83,523 (12,369)*	..	3,91,820	27,80,472		
	Scheme No. 8.						
During 1922-23. 15-2-1923.	Esaji Street footpath.	(90)	6′-8″	67			
4-5-1922.	Jamli Street footpath.	(155)	7′	120			
Do.	Do. do.	(156)	6′-9″	117			
Do.	Do. do.	(116)	6′-8″	86			
	Carried over ..	(517)*	..	390	..	..	
		83,523 (12,369)*	..	3,91,820	27,80,472	..	

Appendix J-1—*contd.*

Roads handed over to the Municipality up till 31st March 1923.

Date of giving possession to the Municipality.	Name of Road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of construction to the end of March 1923.		Remarks.
					Outlay to end of March 1922.	Outlay during 1922-23.	
1	2	3	4	5	6	7	8
During 1922-23. —*contd.*					Rs.	Rs.	
	Brought forward	83,523 (12,369)*	..	3,91,820	27,80,472	..	
	Scheme 8—*contd.*	(517)		390			
4-5-1922 ..	Kazi Syed Street footpath	(200)	8′-9″	194			
Do. ..	Do. do. ..	(142)	8′-8″	137			
Do. ..	Do. do. ..	(281)	8′-4″	260			
Do. ..	Do. do. ..	(397)	8′-3″	364			
Do. ..	Dongri Street footpath	(331)	10′	368			
Do. ..	Do. do. ..	(300)	10′-3″	341			
15-2-1923 ..	Do. do. ..	(210)	10′	233	26,710	7	
4-5-1922 ..	Bhandari Street footpath	(743)	10′	825			
Do. ..	Do. do. ..	(28)	9′	28			
Do. ..	Do. do. ..	(40)	8′	36			
Do. ..	Do. do. ..	(51)	7′	40			
Do. ..	Janjikar Street footpath	(280)	6′-9″	210			
15-2-1923 ..	Do. do. ..	(244)	6′-8″	181			
	Total ..	(3,764)*	..	3,607	26,710	7	
	Scheme 32.						
25-10-1922 ..	Road No. 1 East of Clerk Road, North.	844	26′-8″	2,501	81,922	Nil.	
Do. ..	Road No. 2 East of Clerk Road, North.	1,155	26′-8″	3,422			
	Total ..	1,999	..	5,923	81,922	Nil.	
	Grand Total ..	85,522 (16,133)*	..	4,01,350	28,89,104	7	

* Footpaths not taken into account.

E. G. TURNER, *Chairman,*
City of Bombay Improvement Trust.

Appendix J-2.

Roads constructed before 1923-24 but not handed over to the Municipality.

Name of Road.	Length in feet.	Breadth in feet.	Area in sq. yards.	Cost of construction to end of March 1922.	Outlay during 1922-23.	Remarks.
1	2	3	4	5	6	7
Schedule "C".				Rs.	Rs.	
Wodehouse Road Estate.						
Accommodation Road .	443	23	1,132	4,592	..	Complete.
Total ..	443	23	1,132	4,592	..	
Schedule "D".						
West Agripada Scheme No. 11.						
Moreland Road Footpaths	(1,815'-8")	8'-4"	1,681			
Club Road Footpaths ..	(1,247)	10'	1,381			
Footpath Circus Avenue	(535)	13'-4"	792			
„ Wylie Road ..	(751'-3")	13'-4"	1,113			
„ „ ..	(254'-9")	6'-8"	188			
„ Gell Street ..	(469'-6")	13'-4"	695			
„ „ ..	(153)	6'-8"	113			
„ Motlabai Street	(1,022')	13'-4"	1,513			
„ Rebsch Street	(1,021')	13'-4"	1,511			
„ Agripada Chawl Street ..	(9')	13'-6"	13			
„ „ ..	(381'-6")	6'-8"	283			
„ Rebsch Street	(243')	20'	551			
„ „ ..	(488')	20'	1,083			
„ Club Back Road ..	(415')	13'-4"	615	1,28,545	2,932	Incomplete.
„ „ ..	(674')	20'	1,499			
„ Reynolds Road	(1,013')	13'-4"	1,500			
„ Club Cross Road	(200')	30'	667			
„ Motlabai Street	(428')	20'	951			
Souter Street	(1,484')	20'	3,297			
„ „	(243')	10'	270			
Gilder Street Schedule 'D' lands (footpaths) ..	(180')	20'	400			
Gilder Street to Jetha Street (footpaths) ..	(1,863')	20'	4,140			
Additional portion of Gilder Street from Jetha Street to Club Road ..	(310')	20'	689			
East Agripada.						
Tank Pakhady Street ..	(1,090')	13'-4"	1,615			
Milk Street	(338')	13'-4"	501	23,717	2,216	Incomplete.
Water Street	(150')	13'-4"	222			
Byculla Station Road ..	(56')	16'-8"	103			
Total ..	(16,834'-8")	..	27,386	1,52,262	5,148	
Carried over ..	443	..	28,518	1,56,854	5,148	
	(16,834'-8")	..	..	..	..	

Appendix J-2—*contd.*

Roads constructed before 1923-24 but not handed over to the Municipality.

Name of Road.	Length in feet.	Breadth in feet.	Area in sq. yards.	Cost of construction to end of March 1922.	Outlay during 1922-23.	Remarks.
1	2	3	4	5	6	7
				Rs.	Rs.	
Brought forward	443 (16,834'-8")		28,518	1,56,854	5,148	
	..	..	..	..	..	
Scheme 2.						
Tarring service passage in Scheme No. 2.						
Kitchen Garden Lane ..	147	..	653	7,306	968	Incomplete.
Total ..	147	..	653	7,306	968	
Scheme 3.						
Footpaths between Breach Candy and Falkland Roads	(6,872')	13'-4"	10,178			Complete.
Footpaths in Kumbharwada Section	(740')	13'-4"	1,096			
Do. do. ..	(412')	13'-4"	610			
Footpath of Parel Road & Dongri Section ..	(3,280')	13'-4"	4,858			Incomplete.
Footpath of Dharamshala 40' Road	(170')	6'-8"	126			
Footpath of Parel Road & Duncan Road ..	(1,914')	13'-4"	2,836			
Do. do. ..	(250')	13'-4"	370	1,52,714	4,915	
Footpath of 40' Road off Charni Road on Sandhurst Road between Queen's Road to Falkland Road	(519')	13'-4"	769			
Footpath between Dongri Street & Elphinstone Bridge	(1,370')	13'-4"	2,029			
Total ..	(15,527')		22,872	1,52,714	4,915	
Scheme 4.						
Hughes Road Footpaths.	(400')	10'	444			Incomplete.
New Gamdevi Road Footpath	(936')	16'	1,763			
Babulnath Road Footpaths	(680')	20'	1,511			
	(2,016')	..	3,718	..	..	
Carried over ..	590 (32,361'-8")	..	52,043	3,16,874	11,031	

Appendix J-2—*contd.*

Roads constructed before 1923-24 but not handed over to the Municipality.

Name of Road.	Length in feet.	Breadth in feet.	Area in sq. yards.	Cost of construction to end of March 1922.	Outlay during 1922-23.	Remarks.
1	2	3	4	5	6	7
				Rs.	Rs.	
Brought forward	590 (32,361'-8")	..	52,043	3,16,874	11,031	
	(2,016')	..	3,718	..	..	
Scheme 4—*contd.*						
Owen Dunn Road Footpaths	(300')	13'-4"	444			
Do. do. ..	(186')	20'	413			
Alexandra Road Footpaths	(1,205')	20'	2,678			
Laburnum Road Footpaths	(1,100')	20'	2,444	1,52,016	2,479	Incomplete.
Tejpal Road	240'	40'	1,066			
Do. Footpaths ..	(342')	13'-4"	507			
Watcha Ghandy Road Footpath	(818')	20'	1,818			
Total	240' (5,967')		13,088	1,52,016	2,479	
Scheme 5.						
Roads East of Matunga Station between King's Way & G.I.P. Railway & North of 100' *Avenue.*						
20' Roadway of 40' Road No. 1.	300	20'	667			
20' Roadway of 30' Road No. 1	270	20'	600			
36' Roadway of 60' Road No. 2	1,040	36'	4,160			
20' Road No. 3	700	20'	1,555			
20' Road No. 4	760	20'	1,689			
20' Roadway of 40' Road No. 5	1,110	20'	2,467			Incomplete.
20' Road No. 6	435	20'	967			
36' Roadway of 60' Road No. 7 leading to the Matunga Station ..	1,350	36'	5,400			
16' Roadway of 26' Road No. 8	390	16'	693			
20' Roadway of 30' Road No. 9	750	20'	1,667			
	7,105	..	19,865	..	..	
Carried over	830 (38,328'-8")	..	65,131 ..	4,68,890	13,510	

Appendix J-2—*contd.*

Roads constructed before 1923-24 but not handed over to the Municipality.

Name of Road.	Length in feet.	Breadth in feet.	Area in sq. yards.	Cost of construction to end of March 1922.	Outlay during 1922-23.	Remarks.
1	2	3	4	5	6	7
Brought forward ..	830 (38,328'-8")	..	65,131	Rs. 4,68,890	Rs. 13,510	
	7,105		19,865			
Scheme 5—*contd.*						
Roads East of Matunga Station, etc.—contd.						
36' Roadway of a portion of 60' Road No. 10 leading from King's Circle to Level Crossing	1,020	36'	4,080			Incomplete.
20' Roadway of 40' Road No. 11	1,230	20'	2,733			
16' Roadway of 26' Road No. 11A	180	16'	320			
45' Roadway of 60' Circular Road No. 12A round the King's Circle ..	647	45'	3,235			
20' Road No. 13	460	20'	1,022			
16' Roadway of 26' Road No. 14 between roads Nos. 2 & 5	600	16'	1,067			
20' Roadway of 40' Road No. 14 between roads Nos. 2 & 16B	990	20'	2,200			
30' Roadway of 50' Road No. 15 between roads Nos. 7 & 10	900	30'	3,000			
20' Roadway of 40' Road No. 15 from Road No. 7 to Road No. 14 ..	1,745	20'	3,878			
20' Road No. 15A ..	230	20'	511			
20' Road No. 15B ..	230	20'	511			
36' Roadway of 60' Road No. 16 between Roads Nos. 7 & 16A	2,100	36'	8,400			
36' Roadway of 60' Road No. 16A	260	36'	1,040			
40' Roadway of 100' Avenue Road No. 16B	305	40'	1,355			
36' Roadway of 60' Road No. 16 C	300	36'	1,200			
16' Roadway of 26' Road No. 17 South of Cottage Plot	630	16'	1,120			
20' Road No. 18	440	20'	978			
Carried over	19,372	.. ..	56,515	..	..	
	830 (38,328'-8")	..	65,131	4,68,890	13,510	

Appendix J-2—*contd.*

Roads constructed before 1923-24 but not handed over to the Municipality.

Name of Road.	Length in feet.	Breadth in feet.	Area in sq. yards.	Cost of construction to end of March 1922.	Outlay during 1922-23.	Remarks.
1	2	3	4	5	6	7
				Rs.	Rs.	
Brought forward	830 (38,328'-8")		65,131	4,68,890	13,510	
	19,372		56,515			
Scheme 5—*contd.*						
Roads East of King's Way and North of 100' Avenue.						
45' Roadway of 60' Circular Road No. 12 C ..	200	45'	1,000			
20' Roadway of 40' Road No. 23	1,725	20'	3,833			
36' Roadway of 60' Road No. 24	2,120	36'	8,480			
16' Roadway of 26' Road No. 25	780	16'	1,387			
20' Roadway of 40' Road No. 26	1,440	20'	3,200			
40' Roadway of 100' Avenue Road No. 27 ..	1,950	40'	8,667			Incomplete.
20' Roadway of 40' Road No. 28	1,000	20'	2,222			
20' Roadway of 40' Road No. 29	400	20'	889			
36' Roadway of 60' Road No. 30	600	36'	2,400			
20' Roadway of 40' Road No. 31	730	20'	1,622			
Roads East of King's Way and South of 100' Avenue.						
36' Roadway of 60' Road No. 24A	860	36'	3,440			
20' Roadway of 40' Road No. 26A	1,890	20'	4,200			
20' Roadway of 40' Road No. 28 A	1,136	20'	2,524			
30' Roadway of 50' Road No. 35	1,547	30'	5,156			
20' Road No. 36 ..	440	20'	978			Incomplete.
20' Roadway of 40' Road No. 37	930	20'	2,066			
20' Roadway of 30' Road No. 38	655	20'	1,455			
20' Road No. 39 ..	350	20'	777			
20' Roadway of 40' Road No. 40	840	20'	1,866			
	38,965		1,12,677			
Carried over	830 (38,328'-8")		65,131	4,68,890	13,510	

Appendix J-2—*contd.*

Roads constructed before 1923-24 but not handed over to the Municipality.

Name of Road.	Length in feet.	Breadth in feet.	Area in sq. yards.	Cost of construction to end of March 1922.	Outlay during 1922-23.	Remarks.
1	2	3	4	5	6	7
				Rs.	Rs.	
Brought forward	830 (38,328'-8")		65,131	4,68,890	13,510	
	38,965		1,12,677			
Scheme 5—*contd.*						
Roads East of King's Way and South of 100' *Avenue*—contd.						
16' Roadway of 26' Road No. 41	755	16'	1,342			
36' Roadway of 60' Road No. 42	2,065	36'	8,260			
16' Roadway of 26' Road No. 43	290	16'	515			
16' Roadway of 26' Road No. 44	290	16'	515			
16' Roadway of 26' Road No. 45	652	16'	1,159			Incomplete.
20' Road No. 46	320	20'	711			
20' Roadway of 40' Road No. 47	795	20'	1,766			
16' Roadway of 26' Road No. 48	390	16'	693			
16' Roadway of 26' Road No. 49..	445	16'	791			
Roads West of King's Way and South of 100' *Avenue.*						
20' Roadway of 40' Road No. 14 A	1,680	20'	3,733			
36' Roadway of 60' Road No. 16 D	200	36'	800			
20' Roadway of 40' Road No. 35	800	20'	1,778			
20' Roadway of 30' Road No. 52	640	20'	1,422			
20' Roadway of 30' Road No. 53	645	20'	1,433			Incomplete.
26' Roadway of 46' Road No. 54	628	26'	1,813			
16' Roadway of 26' Road No. 55	527	16'	937			
20' Roadway of 26' Road No. 56 (Additional Road between 16D and 14 A)	324	20'	720			
Carried over	50,411	..	1,41,065	..	..	
	830 (38,328'-8")	..	65,131	4,68,890	13,510	

Appendix J-2—*contd.*

Roads constructed before 1923-24 but not handed over to the Municipality.

Name of Road.	Length in feet.	Breadth in feet.	Area in sq. yards.	Cost of construction to end of March 1922.	Outlay during 1922-23.	Remarks.
1	2	3	4	5	6	7
				Rs.	Rs.	
Brought forward	830 (38,328'-8")	..	65,131	4,68,890	13,510	
	50,411		1,41,065			
Scheme 5—*contd.*						
Roads at Dadar.						
20' Road of 40' Road West of Tramway Co.'s plot	560	20'	1,244			
20' Road of 40' Road East of Tramway Co.'s plot	558	20'	1,240			
36' Roadway of 60' Overbridge Road	1,420	36'	5,680			
36' Roadway of 66' Road No. 2, East of Dadar Station	1,060	36'	4,240			
Half width of 36' Road of 60' Road No. 3, East of Dadar Station	810	18'	1,620			
16' Roadway of 26' Road No. 4, East of Dadar Station.	400	16'	711			
16' Roadway of 26' Road No. 5, East of Dadar Station	360	16'	640	23,15,955	7,60,874	Incomplete.
20' Roadway of 40' Road No. 6 of Dadar Station.	480	20'	1,067			
16' Roadway of 26' Road No. 9 of Dadar Station.	558	16'	992			
King's Way between the King's Circle and 60' Overbridge Road No. 50						
36' Western Roadway ..	3,700	36'	14,800			
36' Eastern Roadway ..	3,700	36'	14,800			
King's Way between 60' Overbridge Road and the Northern Boundary of Scheme 31.						
36' Western Roadway ..	1,040	36'	4,160			
38' Eastern Roadway ..	1,040	38'	4,391			
King's Way between King's Circle and Southern Boundary of Scheme 6						
Western Roadway ..	.. 1,070	36'	4,280			
Total ..	67,967	..	2,00,930	23,15,955	7,60,874	
Carried over ..	67,997 (38,328'-8")	..	2,66,061	27,84,845	7,74,384	

Appendix J-2—*contd.*

Roads constructed before 1923-24 but not handed over to the Municipality.

Name of Road.	Length in feet.	Breadth in feet.	Area in sq. yards.	Cost of construction to end of March 1922.	Outlay during 1922-23.	Remarks.
1	2	3	4	5	6	7
				Rs.	Rs.	
Brought forward ..	67,997 (38,328'-8")	..	2,66,061	27,84,845	7,74,384	
Scheme 6—*contd.*						
Roads South of Mahim Loop Railway.						
Full width 36' of portion of 60' Level Crossing Road from the Southern Boundary of the Scheme to the Level Crossing on the G. I. P. Railway South of Mahim Loop..	1,070	36'	4,280			
16' Roadway of 26' Road No. 11A	300	16'	533			
30' do. 50' Road No. 15	350	30'	1,166			
20' do. 40' Road „ 18	140	20'	311			
20' do. 20' Road „ 18	180	20'	400			
20' do. 40' Road „ 19 East.	900	20'	2,000			
20' do. 40' Road 19 West ..	440	20'	978			
16' do. 26' Road 19 West ..	100	16'	177			
20' do. 30' Road 19A	140	20'	311			
16' do. 26' Road 19A	400	16'	711			
16' do. 26' Road 19B	470	16'	835			
16' do. 26' Road 19C	760	16'	1,351	4,27,650	4,90,360	Incomplete.
20' do. 30' Road 19C	140	20'	311			
20' do. 40' Road 19D	178	20'	395			
20' do. 40' Road 19E	1,585	20'	3,522			
20' do. 20' passage between 19E & Mahim Loop Railway ..	75	20'	166			
16' Roadway of 26' Road No. 20	330	16'	587			
20' Roadway of 40' Road No. 21	350	20'	778			
20' Roadway of 40' Road No. 22	700	20'	1,555			
King's Way between Northern Boundary of Scheme V and Mahim Loop Railway.						
36' Western Roadway ..	260	36'	1,040			
Total ..	8,868	..	21,407	4,27,650	4,90,360	
Carried over ..	76,865 (38,328'-8")	..	2,87,468	32,12,495	12,64,744	

Appendix J-2—*contd.*

Roads constructed before 1923-24 but not handed over to the Municipality.

Name of Road.	Length in feet.	Breadth in feet.	Area in sq. yards.	Cost of construction to end of March 1922.	Outlay during 1922-23.	Remarks.
1	2	3	4	5	6	7
				Rs.	Rs.	
Brought forward ..	76,865 (38,328'-8")	..	2,87,468	32,12,495	12,64,744	
Scheme 8.						
Dongri Street footpath .	(180)	10'	200	..	Nil.	Incomplete.
Janjikar Street footpath .	(80)	6'-8"	59			
Total ..	(260)	..	259	..	Nil.	
Scheme 13.						
Souter Street Extension Eastwards for footpaths	(318)	20'	707	4,048	Nil.	Incomplete.
Total ..	(318)	..	707	4,048	Nil.	
Scheme 27.						
Lamington Road footpaths.	(1,344)	10'	1,493	19,690	17	Incomplete.
Mathew Road footpath ..	(2,110)	10'	2,344			
Total ..	(3,454)	..	3,837	19,690	17	
Scheme 29.						
60' Nowroji Hill Road ..	(2,340)	20'	5,200	81,960	55,069	Incomplete.
Eight Cross Road West of 60' Nowroji Hill Road .	2,617	40'	11,731			
Total ..	2,617 (2,340)	..	16,931	81,960	55,069	
Carried over ..	79,482 (44,700'-8")	..	3,09,202	33,18,193	13,19,830	

Appendix J-2—*Contd.*

Roads constructed before 1923-24 but not handed over to the Municipality.

Name of Road.	Length in feet.	Breadth in feet.	Area in sq. yards.	Cost of construction to end of March 1922.	Outlay during 1922-23.	Remarks.
1	2	3	4	5	6	7
				Rs.	Rs.	
Brought forward...	79,482 (44,700'-8")	..	309,202 ..	33,18,193 ..	13,19,830 ..	
Scheme 31.						
150' *Eastern Avenue on Dadar Roads.*						
Portion between Elphinstone Road and Dadar Road Eastern Carriage Way and Portion of Western Carriage Way.	1,432	89'	14,161			Incomplete (to be asphalted).
Portion between Dadar and Naigaum Cross Road	2,400	114'	30,400			do.
Portion between Naigaum Cross Road to Scheme V.	335	118'	4,392			Complete.
Soparibaug Road Carriage Ways and Tram Reservation (Triple Lamps to Elphinstone Road) ..	4,750	100'	52,778			do.
Roads East of Soparibaug Road.						
50' Hospital Avenue Road between Roads Nos. 1 and 80.						
King Edward Road ..	325	33'-4"	1,204			
40' Road No. 10 ..	215	26'-8"	637			
26' Road No. 4 ..	830	16'	1,476			
26' Road No. 4A ..	890	16'	1,582			
26' Road No. 4B ..	360	16'	640			Complete.
20' Road No. 4C ..	200	20'	444			
20' Road No. 4D ..	165	20'	367			
40' Road No. 6	1,380	26'-8"	4,089			
20' Road No. 8 between Roads Nos. 6 & 14 ..	275	20'	611			
20' Road No. 8 South of Road No. 6 ..	280	20'	622			
20' Road No. 9	900	17'	1,700			
30' Road No. 11	180	20'	400			
20' Road No. 12	350	20'	778			
40' Road No. 14	780	26'-8"	2,311			
	16,047	..	118,592	..	..	
Carried over ..	79,482 (44,700'-8")	..	309,202	33,18,193	13,19,830	

Appendix J-2—*Contd.*

Roads constructed before 1923-24 but not handed over to the Municipality.

Name of Road.	Length in feet.	Breadth in feet.	Area in sq. yards.	Cost of construction to end of March 1922.	Outlay during 1922-23.	Remarks.
1	2	3	4	5	6	7
				Rs.	Rs.	
Brought forward	79,482 (44,700'-8")	..	309,202	33,18,193	13,19,830	
	16,047	..	118,592	..	..	
Scheme 31—*contd.*						
Lalbaug Estate.						
20' Road No. 4	114	20'	253			
20' Road No. 8	827	20'	1,838			
40' Road No. 5	285	26'-8"	844			
20' Road No. 6	330	20'	733			
20' Road No. 7	645	20'	1,433			
Footpaths Paved.						
Suparibaug Road Eastern Side ..	(3,775)	10'	4,194			
Suparibaug Road Western Side	(2,418)	10'	2,687			
Jeejibhoy Lane Southern Portion	(325)	15'	542			
Jeejibhoy Lane Western Portion	(158)	12'	211			
East of Suparibaug Road.						Complete.
Road No. 4A South ..	(240)	5'	133			
Road No. 4A North Side	(170)	5'	94			
Road No. 4B Eastern Side	(154)	5'	86			
Road No. 4B Western Side	(330)	5'	183			
Road No. 4 North Side .	(211)	5'	117			
Road No. 4 South Side .	(205)	5'	114			
Road No. 6 North Side .	(238)	6'-8"	176			
Road No. 6 South Side .	(984)	6'-8"	729			
Road No. 10 South Side	(163)	6'-8"	121			
Road No. 10 North Side	(165)	6'-8"	122			
Road No. 7 Liston Road North	(564)	6'-8"	418			
Road No. 7 Liston Road South ..	(1,040)	6'-8"	771			
Hospital Avenue Road, West	(690)	8'-4"	639			
Hospital Avenue Road, East.	(1,486)	8'-4"	1,364			
Carried over .	18,248 (13,316)	..	136,394	..	..	
	79,482 (44,700'-8")	..	309,202	33,18,193	13,19,830	

Appendix J-2—*Contd.*

Roads constructed before 1923-24 but not handed over to the Municipality.

Name of Road.	Length in feet.	Breadth in feet.	Area in sq. yards.	Cost of construction to end of March 1922.	Outlay during 1922-23.	Remarks.
1	2	3	4	5	6	7
				Rs.	Rs.	
Brought forward	79,482 (44,700'-8")	..	309,202	33,18,193	13,19,830	
	18,248 (13,316)	..	136,394	..	..	
Scheme 31—*contd.*						
Footpaths East of Supari-baug Road—contd.						
Road No. 5 North* ..	(172)	6'-8"	127	14,22,489	6,92,585	Complete.
Road No. 5 South* ..						
Road No. 1 Northern ..	(309)	6'-8"	223			
Total ..	18,248 (13,797)	..	136,750	14,22,489	6,92,585	*Shewn as "Lalbaug Road No. 5 Southern and Northern" in last report.
Scheme 32.						
Tank Pakhady Street ..	(310)	13'-4"	459	1,05,256	5,419	Incomplete.
Milk Street	(82)	13'-4"	121			
Water Street	(300)	13'-4"	444			
Byculla Station Road ..	(924)	16'-4"	1,711			
New Souter Street North.	1,150	26'-8"	3,408			
Road No. 1 East of Clerk Road, North	40	40'	178			
Road No. 1 East of Clerk Road (Footpath) ..	(844)	13'-4"	1,250			
Road No. 2 East of Clerk Road North Footpath .	(1,155)	13'-4"	1,711			
Byculla Station Road between Haines Road and DeLisle Road	610	50'	3,389			
Cross Road branching Northwards	475	40'	2,111			
Total ..	2,275 (3,615)	..	14,782	1,05,256	5,419	
Scheme 33.						
Bhatwadi Road Footpaths	(500)	13'-4"	741	7,081	101	Complete.
Bhatwadi Road	50	20'	111			
Bhatwadi Road	30	30'	100			
Total	80 (500)	..	952	7,081	101	
Carried over	100,085 (62,612'-8")	..	461,686	48,53,019 ..	20,17,935	

Appendix J-2—*Contd.*

Roads constructed before 1923-24 but not handed over to the Municipality.

Name of Road.	Length in feet.	Breadth in feet.	Area in sq. yards	Cost of construction to end of March 1922.	Outlay during 1922-23.	Remarks.
1	2	3	4	5	6	7
				Rs.	Rs.	
Brought forward ..	100,085 (62,612'-8")		461,686	48,53,019	20,17,935	
Scheme 36.						
Widening of Lamington Road	(1,210) (15)	10' 20'	1,378	12,315	..	Incomplete.
Total ..	(1,225)	..	1,378	12,315	..	
Scheme 43.						
120' Eastern Avenue, Western Portion along the Bombay Education Society's premises North of Jewish synagogue ..	960	32'-0"	3,413	22,609	1,155	Incomplete. Lay-out is altered this year.
Total ..	960		3,413	22,609	1,155	
Scheme 47.						
120' Eastern Avenue between Parel Cross Lane & Chinchpokli Road..	200	15'	333			
Do. do. ..	1,240	32'	4,409			
South of Connaught Road Western Portion ..	100	32'	356	1,37,854	6,174	Incomplete.
Do. do. ..	20	16'	36			
Do. along Victoria Gardens, Eastern Portion.	738	32'	2,624			
Do. do. ..	250	22'	611			
Total	2,548		8,369	1,37,854	6,174	
Scheme 52.						
Road No. 1 (120' Road)..	3,347	120'	44,627			
Road No. 5B	1,000	60'	6,666			
Road No. 10 (80' Road)..	1,530	80'*	13,600	67,320	6,21,872	Incomplete.
40' Road	2,582	40'	11,476			
Total	8,459	..	76,369	67,320	6,21,872	* 40' Breadth shewn in last report was a mistake.
Carried over ..	112,052 (63,837'-8")	..	551,215	50,93,117	26,47,136	

Appendix J-2—*Concld.*

Roads constructed before 1923-24 but not handed over to the Municipality.

Name of Road.	Length in feet.	Breadth in feet.	Area in sq. yards.	Cost of construction to end of March 1922.	Outlay during 1922-23.	Remarks.
1	2	3	4	5	6	7
				Rs.	Rs.	
Brought forward ..	1,12,052 (63,837'-8")		5,51,215	50,93,117	26,47,136	
Scheme 53.						
Road joining Bellasis Rd. to Foras Road ..	1,303·2	20'	2,896	32,350	74,591	Incomplete.
Do. do. Footpath ..	(1,303·2)	20'	2,896			
Total ..	1,303·2 (1,303·2)	..	5,792	32,350	74,591	
Scheme 60.						
Roads East of King's Way & between Naigaum cross Road & Bhoiwada Road.						
20' Roadway of 40' Road No. 2	1,240	20'	2,756	27,889	3,35,808	Incomplete.
Do. do. No. 6	646	20'	1,436			
Do. do. No. 9	460	20'	1,022			
Do. do. No. 11	180	20'	400			
Do. do. No. 12	1,380	20'	3,064			
30' Roadway of 50' Road No. 3	2,052	30'	6,840			
Do. do. No. 13	1,357	30'	4,523			
Total ..	7,315	..	20,041	27,889	3,35,808	..
Grand Total	1,20,670·2 (65,140'10")	..	5,77,048	51,53,356	30,57,535	

E. G. TURNER, *Chairman,*

City of Bombay Improvement Trust.

Appendix

Analysis of Appendices

Completed Roads.	Roads handed over to the Municipality.		Roads not handed over to the Municipality.	
	Length.	Area.	Length.	Area.
	Ft.	Sq. yds.	Ft.	Sq. yds.
Schedule "C" Lands	12,074	55,175	443	1,132
	(a) 39	411	..	..
„ "D" „	18,990	64,051	..	..
	(b) 419	1,862	..	..
	*(3,219)	..	..	..
„ "E" „	4,276	26,406	..	..
	*(4,002)	..	..	..
Schemes	49,724	253,445	14,496	105,025
	*(8,912)	..	*(22,321)	..
Total ..	85,522 or 16·20 miles *(16,133)	401,350	14,939 *(22,321)	106,157
Roads commenced but not completed before 1923-24.				
Schedule "D"	..	..	*(16,834)	27,386
Scheme 2	..	..	147	653
„ 3	..	..	*(7,503)	10,988
„ 4	..	..	240	13,088
			*(5,967)	....
„ 5	..	..	67,167	200,930
„ 6	..	..	8,868	21,407
„ 8	..	..	*(260)	259
„ 13	..	..	*(318)	707
„ 27	..	..	*(3,454)	3,837
„ 29	..	..	2,617	16,931
			*(2,340)	....
„ 31	..	..	3,832	44,561
„ 32	..	..	2,275	14,782
			*(3,615)	....
„ 36	..	..	*(1,225)	1,378
„ 43	..	..	960	3,413
„ 47	..	..	2,548	8,369
„ 52	..	..	8,459	76,369
„ 53	..	..	1,303	5,792
			*(1,303)	....
„ 60	..	..	7,315	20,041
Total ..	..	..	105,731 *(42,819)	470,891 ....
Grand Total ..	85,522 or 16·20 miles. *(16,133)	4,01,350	120,670 or 22·85 miles. *(65,140)	577,048

(a) Out of Scheme No. 3.

(b) „ „ „ 9.

* Foot-paths not included.

J-3.

J-1 and J-2.

Total.		Cost of construction to end of 1922-1923 (excluding cost of land).	Remarks.
Length.	Area.		
Ft.	Sq. yds.	Rs.	Road length in running feet.
12,556	56,718	3,45,463	128′ = 204
..	..	..	80′ = 11,432½
19,409	65,913	3,04,700	70′ = 2,234
..	..	..	60′ = 9,158
*(3,219)	..	..	50′ = 8,264½
4,276	26,406	1,42,564	40′ = 41,027
*(4,002)	..	..	Under 40′ = 12,612
64,220	358,470	21,08,158	Set-back = 590
*(31,233)	..	..	
			Total = 85,522
1,00,461	507,507	29,00,885	
*(38,454)			
*(16,834)	27,386	1,57,410	
147	653	8,274	
*(7,503)	10,988	1,57,629	
240	13,088	1,54,495	
*(5,967)	....	....	
67,167	200,930	30,76,829	
8,868	21,407	9,18,010	
*(260)	259	....	
*(318)	707	4,048	
*(3,454)	3,837	19,707	
2,617	16,931	1,37,029	
*(2,340)	....	....	
3,832	44,561	21,15,074	
2,275	14,782	1,10,675	
*(3,615)	....	....	
*(1,225)	1,378	12,315	
960	3,413	23,764	
2,548	8,369	1,44,028	
8,459	76,369	6,89,192	
1,303	5,792	1,06,941	
*(1,303)	....	....	
7,315	20,041	3,63,697	
105,731	470,891	81,99,117	
*(42,819)	....	....	
206,192 or 39·05 miles.	978,398	1,11,00,002	
*(81,273)			

E. G. TURNER, *Chairman,*

City of Bombay Improvement Trust.

Appendix

Statement showing Dishousing and Rehousing operations

(*Vide Report*

YEAR.	Number of tenements demolished during the year.				Number of tenements provided							
					In Board's Chawls.			In Police Accommodation Schemes.				
	One room.	Two room.	Larger.	Total.	Permanent.	Semi-Permanent.	Total.	One room.	Two room.	Larger.	Servants'. quarters.	Total.
1	2	3	4	5	6	7	8	9	10	11	12	13
1898-99 to 1921-22	18,444	4,017	2,567	25,028	6,032	1,892	7,924	1,981	29	98	137	2,245
1922-23	706	103	118	927	1,040	*—50	990	114	..	7	8	129
Grand Total 1898-1923.	19,150	4,120	2,685	25,955	7,072	1,842	8,914	2,095	29	105	145	2,374
Total 1898-05	4,110	479	291	4,880	597	..	597	..	..	..	..	..
„ 1905-09	7,191	1,680	862	9,733	2,247	248	2,495	778	4	11	26	819
„ 1909-23	7,849	1,961	1,532	11,342	4,228	1,594	5,822	1,317	25	94	119	1,555
Grand Total 1898 to 31st March 1923	19,150	4,120	2,685	25,955	7,072	1,842	8,914	2,095	29	105	145	2,374

Note. For details for each year, please see Administration

N-1.

on Trust Estates since the commencement of the Trust.

para. 11.)

during the year.												
In Board's Lessees' Buildings.					Total.				Grand Total.	Net addition to (+)or reduction from (—) number of tenements in City through operation in Trust Estate. (Col. 23-5.)		REMARKS.
One room.	Two room.	Larger.	Servants, quarters.	Total.	One room.	Two room.	Larger.	Servants, quarters.		In year.	To end of year.	
14	15	16	17	18	19	20	21	22	23	24	25	26
6,220	2,078	3,138	1,751	13,187	16,125	2,107	3,236	1,888	23,356	— 1,672	— 1,672	
740	45	118	49	952	1,844	45	125	57	2,071	— 1,144	— 1,144	*S.P. Sheds demolished. Scheme 29=10 ,, 5= 2 ,, 50=80 92 S. P. Sheds built. Scheme 6=40 ,, 32=2 42 —50
6,960	2,123	3,256	1,800	14,139	17,969	2,152	3,361	1,945	25,427	— 528	— 528	
187	36	154	340	717	784	36	154	340	1,314	— 3,566	— 3,566	
505	173	401	415	1,494	3,778	177	412	441	4,808	— 4,925	— 8,491	
6,268	1,914	2,701	1,045	11,928	13,407	1,939	2,795	1,164	19,305	+ 7,963	— 528	
6,960	2,123	3,256	1,800	14,139	17,969	2,152	3,361	1,945	25,427	— 528	— 528	

Report for 1918-19, pages 102, 103 and subsequent reports.

E. G. TURNER, *Chairman,*
City of Bombay Improvement Trust.

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Appendix

Statement showing Dishousing and Rehousing operations

(Vide *Report*

Number of tenements

Estate and Scheme No.	Number of tenements demolished during the year.				In Board's Chawls.			In Police Accommodation Schemes.				
	One room.	Two room.	Larger.	Total.	Permanent.	Semi-permanent.	Total.	One room.	Two room.	Larger.	Servants' quarters.	Total.
1	2	3	4	5	6	7	8	9	10	11	12	13
Scheme												
1st Nagpada 1	2,241	87	41	2,369	1,381	3	1,384	63	..	4	9	76
Princess Street 2	2,531	816	463	3,810	736	5	741	..	..	5	12	17
Sandhurst Road 3, Police Accmn. 35 & 39	5,804	1,150	540	7,494	1,482	265	1,747	209	..	10	6	225
Gamdevi Estate 4	191	32	66	289	..	..	..	..	..	7	8	15
Dadar-Matunga 5	193	53	72	318	..	..	..	..	..	..	..	..
Sion-Matunga 6, Kingsway P.A. 63	128	24	27	179	15	121	136	114	..	7	8	129
Colaba Reclamation 7	..	..	..	..	..	..	..	..	..	..	..	..
Mandvi Kolivada 8	1,514	272	164	1,950	222	*249	471	..	..	..	..	..
Agripada West and Central 9, 13 & 30.	5	2	2	9	..	9	9	50	4	5	7	66
Duncan Road P.A. 17	6	5	6	17	..	..	..	6	2	..	..	.. 8
Mathew Road 27	206	96	86	388	..	..	..	..	..	..	..	..
Nowroji Hill 29 and P. A. 55	3,203	746	415	4,364	372	352	724	30	..	7	16	53
Lalbag and Supari-bag. 31	262	177	151	590	480	262	742	..	..	..	..	..
Agripada East 32	1,802	74	64	1,940	680	522	1,202	..	..	..	..	..
Bhatwadi 33	101	90	46	237	..	..	..	..	..	..	..	..
Chunam Kiln 34 & 36	..	3	..	3	..	..	..	289	5	16	12	322
Sandhurst Road West, P.A. 35	..	..	..	..	..	..	..	..	..	..	..	..
Sydenham Road 37	318	386	374	1,078	..	30	30	..	..	..	..	..
Sandhurst Road East, P.A. 39	..	..	..	..	..	..	..	..	..	..	..	..
Byculla, P.A. 40	..	..	..	..	..	..	..	116	3	13	18	150
Undria Street 41	47	38	75	160	..	..	..	..	..	..	..	..
Spring Mill Chawls 42	..	..	..	..	504	..	504	..	..	..	..	..
Parel Road, Central 43	7	4	22	33	..	..	..	..	..	..	..	..
Palton Road, P.A. 45	..	..	..	..	..	..	..	347	10	14	16	387
Parel Rd., Northern 47	110	18	7	135	..	..	..	..	..	..	..	..
Mahim P.A. 48	..	..	..	..	..	..	..	88	..	6	8	102
Mazagon Street 50	149	13	11	173	560	..	560	..	..	..	..	..
Worli Street 52	111	18	31	160	..	..	..	..	..	..	..	..
Foras Road 53	1	..	2	3	640	24	664	..	..	..	..	..
Kolbhatwadi Street 54	129	11	5	145	..	..	..	..	..	..	..	..
ChinchBunder P.A. 55	..	..	..	..	..	..	..	..	..	..	..	..
Mazagaon P.A. 55A	..	..	..	..	..	..	..	74	3	4	8	89
Sewri-Wadala Street 57	15	1	4	20	..	..	..	..	..	..	..	..
Worli Extension St. 58	57	2	2	61	..	..	..	..	..	..	..	..
Naigaum Street 60	19	2	9	30	..	..	..	..	..	..	..	..
Kingsway P.A. 63	..	..	..	..	..	..	..	..	..	..	..	..
Wellington Lines 20	..	..	..	..	..	..	..	..	..	..	..	..
Connaught Road Estate 12	..	..	..	..	..	..	..	25	2	2	5	34
Chowpati East & West ..	..	..	..	..	..	..	..	..	..	..	..	..
Hornby Rd. Estate 22	..	..	..	..	..	..	..	..	..	..	..	..
Marine Lines Estate ..	..	..	..	..	..	..	..	..	..	..	..	..
Wodehouse Road Estate. 21	..	..	..	..	..	..	..	684	..	5	12	701
Grand Total 1898-1923	19,150	4,120	2,685	25,955	7,072	1,842	8,914	2,095	29	105	145	2,374

N-2.

on Trust Estates since the commencement of the Trust.

para. 11.)

provided during the year.

In Board's Lessees' Buildings.					Total.						
One room.	Two room.	Larger.	Servants' quarters.	Total.	One room.	Two room.	Larger.	Servants' quarters.	Grand Total.	Net addition to(+)or reduction from (—) number of tenements in City through operation in Trust Estate. (Col. 23-5.) To the end of year.	REMARKS.
14	15	16	17	18	19	20	21	22	23	24	25
793	178	138	6	1,115	2,240	178	142	15	2,575	+ 206	
1,213	364	322	38	1,937	1,954	364	327	50	2,695	— 1,115	
1,227	742	703	31	2,703	3,183	742	713	37	4,675	— 2,819	
9	6	449	161	625	9	6	456	169	640	+ 351	
202	128	197	86	613	202	128	197	86	613	+ 295	
..	..	..	..	..	250	..	7	8	265	+ 86	
..	..	173	250	423	..	..	173	250	423	+ 423	
599	67	23	..	689	1,070	67	23	..	1,160	— 790	*249 S.P. Sheds handed over to the Development Department but the displaced tenants are still there.
226	30	328	325	909	285	34	333	332	984	+ 975	
..	..	..	..	..	6	2	..	..	8	— 9	
16	..	85	21	122	16	..	85	21	122	— 266	
436	71	70	..	577	1,190	71	77	16	1,354	— 3,010	
1,440	424	225	13	2,102	2,182	424	225	13	2,844	+ 2,254	
314	38	33	..	385	1,516	38	33	..	1,587	— 353	
..	9	24	..	33	..	9	24	..	33	— 204	
..	..	6	..	6	289	5	22	12	328	+ 325	
..	..	..	..	..	..	..	..	..	..	..	Included in
..	..	..	..	..	30	..	..	..	30	— 1,048	Scheme 3.
..	..	..	..	..	..	..	..	..	..	..	
..	..	..	..	..	116	3	13	18	150	+ 150	Do.
..	..	..	..	..	..	..	..	..	..	— 160	
..	..	..	..	..	504	..	..	..	504	+ 504	
..	..	..	..	..	..	..	..	..	..	— 33	
..	..	..	..	..	347	10	14	16	387	+ 387	
..	..	..	..	..	..	..	..	..	..	— 135	
..	..	..	..	..	88	..	6	8	102	+ 102	
..	..	..	..	..	560	..	..	..	560	+ 387	
..	..	..	..	..	..	..	..	..	..	— 160	
..	..	..	..	..	664	..	..	..	664	+ 661	
..	..	..	..	..	..	..	..	..	..	— 145	
..	..	..	..	..	..	..	..	..	..	..	Included in
..	..	..	..	..	74	3	4	8	89	+ 89	Scheme 29.
..	..	..	..	..	..	..	..	..	..	— 20	
..	..	..	..	..	..	..	..	..	..	— 61	
82	..	..	..	82	82	..	..	..	82	+ 52	
..	..	..	..	..	..	..	..	..	..	..	Included in
54	..	110	177	341	54	..	110	177	341	+ 341	Scheme 6.
15	30	46	14	105	40	32	48	19	139	+ 139	
121	..	115	102	338	121	..	115	102	338	+ 338	
117	36	127	231	511	117	36	127	231	511	+ 511	
..	..	51	160	211	..	..	51	160	211	+ 211	
96	..	31	185	312	780	..	36	197	1,013	+ 1,013	
6,960	2,123	3,256	1,800	14,139	17,969	2,152	3,361	1,945	25,427	— 528	

E. G. TURNER, *Chairman,*
City of Bombay Improvement Trust.

Appendix O-2.

(*Vide* Report para. 4.)

Scheme No. 54, *Case No.* 22.

REFERENCE No. 12 OF 1920.

The property in the above case comprised an area of 122⅔ square yards of land and a chawl with ground and two upper floors.

It was an interior property in Kolbhatwadi Oart approached by a lane from Kalbadevi Road some 250 ft. distant therefrom.

It was purchased by the claimant on 11th August 1907 for Rs. 11,000.

The Land Acquisition Officer valuing the property as on 14th August 1919 (date of Declaration) awarded Rs. 16,501.

The claimants appealed against the award in the Tribunal, and succeeded in getting it increased by Rs. 1,544 and got their costs as between party and party.

The Trust were advised that although the award of the lower Court was set aside, the Tribunal was wrong in awarding the whole or any part of the costs to the claimants, because the only point on which the claimants succeeded was the question of the years purchase which was, without any evidence being led before them, left to the Tribunal from the very commencement.

The claimants, having failed on all the contested matters in Reference, ought to have been ordered to pay the costs of the Board, instead of the Board being called upon to pay taxed costs to the claimants.

Under legal advice the Trust applied for a certificate for an Appeal in the High Court, since a question of principle was involved, and an authoritative interpretation of Section 27 of the Land Acquisition Act was desired.

The President was pleased to grant the Certificate, and thereupon an application was made for admitting an Appeal which being done, papers were printed for bringing the Appeal before the High Court.

Before the Appeal could be reached it happened that the Tribunal adjudicated two or three references, wherein they did not allow full costs to the claimants, who had only partially succeeded in their contentions.

In view of those later decisions, it was not deemed advisable to incur expenses, and proceed further and the Trust were, therefore, advised to withdraw the Appeal, and rest content with the later decisions of the Tribunal, which would help them as precedents in support of their contentions.

The withdrawal was sanctioned by the Board in their Resolution No. 189, dated 27th March 1923.

Scheme No. 57, *Case No.* 61.

REFERENCE No. 106 OF 1920.

The Tribunal rejected the valuation put forward by the claimant on a quarrying basis. This judgment ought to deter valuers in future from putting forward hypothetical calculations to justify their opinion of the market value of hilly lands. The Tribunal say " After giving

the matter our best consideration, we have reached the conclusion that the Trust contention must prevail, and that the market value of the land in Reference must be determined as ordinary land, in which there exists a certain quantity of stone, which would be valuable to the owner for building purposes or sale after being quarried and dressed, and must reject the valuation on the quarrying basis."

Scheme No. 57, Case No. 91.

REFERENCE No. 22 OF 1921.

The Tribunal laid down that "One crow bar produces 2 brass of *loose* stone per day. This is the finding of the Tribunal in Reference No. 26 of 1915 and is relied on by Mr. Narasimham, in his valuation made for the Trust. Krishnaji Mule says 2 or 2½ brass are produced per crow bar per day." As a matter of fact the Tribunal in Reference 26 of 1905 decided that one crow bar removes 2 brass of solid stone per day. The attention of the Tribunal was drawn to the mistake, but they refused to allow the Trust's application for revision. This action on the part of the Tribunal is mainly responsible for the increase of Rs. 2 per brass which they allowed over the Land Acquisition Officer's rate of Rs. 4½ per brass. The result is that the Trust will have to contest the point over again in other quarry cases as otherwise the mistake will injuriously affect the Trust interests.

Scheme No. 57, Case No. 244.

REFERENCE No. 24 OF 1921.

The Tribunal awarded an all over rate of Rs. 12–8–0 per square yard for 1,794 square yards of available building area, excluding a proposed 20 feet passage. The Tribunal did not base their award on rates per square yard for front and back lands, which was the basis on which both the claimant's Engineer and the Trust's valuer had proceeded. As there is a principle involved in this, the Trust asked for a certificate for an Appeal to the High Court and this has been granted by the President. The Appeal has not yet been reached.

City of Bombay Improvement Trust.

General Balance Sheet as at 31st March 1923.

CITY OF BOMBAY
GENERAL BALANCE SHEET

Capital and liabilities.	Amount.	Total.
CAPITAL ACCOUNT.	Rs. a. p.	Rs. a. p.
Schedule value of—		
Schedule "C" lands	53,44,120 7 8	
Do. "D" lands	17,30,293 5 11	70,74,413 13 7
Debt due to the general public—		
Total to end of March 1922 ... ...Rs. 10,92,94,000 0 0		
Deduct nett discount ... ... ,, 7,72,143 10 2	10,85,21,856 5 10	
During 1922-23	172,00,000 0 0	12,57,21,856 5 10
(Details in appendix II, columns 3 to 5)		
Special grants from the Government of India—		
On 1st April 1911	50,00,000 0 0	
On 6th May 1913	4,00,000 0 0	54,00,000 0 0
Sale-proceeds of lands and buildings—		
(Details in appendix I (*b*))	.....	1,57,87,189 4 9
Appropriations from general account under section 79 (I) of Act IV of 1898—		
Up to 31st March 1922		1,39,12,754 13 2
Total ...	.....	(*a*)16,78,96,214 5 4
GENERAL ACCOUNT.		
Receipts during 1922-23, details in appendix IV	.....	68,05,412 1 7
Balance charged to Capital under section 79 (2) of the Act	.....	7,06,364 2 10
Total ...	.....	(*b*) 75,11,776 4 5
SINKING FUND ACCOUNT.		
Amount received from general account revenue under section 55 (*1*) of the Act—		
Details in appendix II (column 9)	46,48,420 11 10	
terest accrued to date (column 10)...	16,99,831 10 7	63,48,252 6 5
Total ...	.....	(*c*) 63,48,252 6 5
PROVIDENT FUND ACCOUNT.		
Trustees' contribution and interest	4,18,576 0 1	
Employés' contribution and interest	3,73,921 2 6	7,92,497 2 7
Total ...	.....	(*d*) 7,92,497 2 7
Carried over (*a*), (*b*), (*c*) & (*d*) ...	.....	18,25,48,740 2 9

IMPROVEMENT TRUST.

AS AT 31ST MARCH 1923.

Property and assets.	Amount.	Total.
	Rs. a. p.	Rs. a. p
CAPITAL ACCOUNT.		
Book Value of lands as *per contra*	.....	70,74,413 13 7
Refund of preliminary expenses and interest made to Government under section 69 (1) and (2) of Act IV of 1898	.....	38,018 11 7
Expenditure on works, details in appendix III	.....	14,13,97,900 8 7
General surveys	72,080 6 11	
Tools and plant	6,56,299 9 10	
Stores in stock	5,56,596 2 9	
Premia for designs of chawls	1,000 0 0	12,85,976 3 6
Appropriations to general account under section 79 of the Act for 1906-07, 1907-08 and 1908-09	3,04,169 2 10	
,, ,, ,, for 1922-23 ...	7,06,364 2 10	10,10,533 5 8
Balances paid under sections 79 (3) (*b*) (*i*) and 79 (3) (*b*) (iii) of Act IV of 1898—		
To Government up to 31st March 1910	1,00,143 8 1	
To the Municipal Corporation up to 31st March 1911	18,88,984 10 11	19,89,128 3 0
Loss on sales of 3½ per cent. Government Promissory Notes	.....	90,271 3 1
Investment of Cash Balances—		
Cost of 6 per cent Government Bonds	86,17,000 0 0	
Other Securities	48,080 8 0	86,65,080 8 0
Special investment for Provident Fund—		
Cost of 3½ per cent. Government Promissory Notes	31,443 14 6	
,, 4 ,, do. do.	83,976 15 6	
,, ,, Bombay Port Trust Debentures	2,15,607 8 0	
,, ,, Bombay Improvement Trust Debentures ...	19,450 0 0	
,, 6½ ,, Bombay Development Loan	1,75,000 0 0	
,, 6 ,, Government Bonds	1,50,000 0 0	6,75,478 6
Balance ...	.....	(*f*)16,22,26,800 15 0 56,69,413 6 4
Total ...	.....	16,78,96,214 5 4
GENERAL ACCOUNT.		
Expenditure in 1922-23, details in appendix V	.....	75,11,776 4 5
Total ...	.....	(*g*) 75,11,776 4 5
SINKING FUND ACCOUNT.		
Cost of 4 per cent. debentures— (Details in appendix II, column 12)	.....	(*h*) 63,47,705 0 5
Balance ...		547 6 0
Total ...	.....	63,48,252 6 5
PROVIDENT FUND ACCOUNT.		
Advances to Trust employés	.....	(*i*) 11,450 8 0
Balance ...		7,81,046 10 7
Total ...	.....	7,92,497 2 7
Carried over (*f*), (*g*), (*h*) & (*i*) ...	.....	17,60,97,732 11 10

Capital and liabilities.	Amount.	Total.
	Rs. a. p.	Rs. a. p.
Brought forward (*a*), (*b*), (*c*) & (*d*) ...	.....	18,25,48,740 2 9
MISCELLANEOUS ACCOUNTS.		
Deposits from contractors and others	4,11,330 10 1	
Interest on security deposits	10,740 1 6	
Gallery projection fees	67,708 8 2	
Income tax (unpaid)	144 5 7	
		4,89,923 4 4
Interest payable to debenture holders—		
By Hongkong Bank for loan of 1899	9,590 9 2	
By Imperial Bank of India for loans from 1901 to 1908 and 1912 to 1914	1,06,470 0 0	
By Chartered Bank for loans of 1909 and 1910	1,360 0 0	1,17,420 9 2
Total ...	.....	(*e*) 6,07,343 13 6
Balance ...	.....	2,25,373 6 5
Total ...	.....	8,32,717 3 11
Grand total (*a, b, c, d and e*) ...	.....	18,31,56,084 0 3

Securities as on 31st March 1923.

	G. P. Notes and war loan bonds and notes.	Bombay Municipal debentures.	Port Trust debentures.	Bombay Improvement Trust debentures.	Post Office Cash Certificates.	Total.
	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
In Banks.						
Investment of surplus cash balances including special investments for Provident Fund.	2,89,100	...	2,14,000	20,000		5,23,100
Investment of Sinking Fund money.	4,92,200	2,13,500	1,01,500	33,08,000	...	41,15,200
Depositors' securities ...	13,99,900	13,500	1,26,000	38,000	...	1,77,400
In the Post Office.						
Depositors' securities ...	...	...	...	...	3,350	3,350
In Secretary's custody.						
Investment of surplus cash balances including special investment for Provident Fund.	88,13,200	500	2,000	...	...	88,15,700
Investment of Sinking Fund money.	33,000	...	...	25,00,000	...	25,33,000
Depositors' securities ...	93,700	...	...	...	...	93,700
Total ...	1,11,21,100	2,27,500	4,43,500	58,66,000	3,350	1,76,61,450

Examined and found correct. The securities in which the Trustees' surplus balances, etc., are invested, and the security deposits of contractors and others have been checked and found to agree with the amounts entered above. The cash balance has also been checked and found correct.

F. L. SILVA,
Assistant Examiner of Local Fund Accounts. } *Auditor.*

Accountant General's Office, Bombay, 11th December 1923.

Property and assets.	Amount.	Total.
	Rs. a. p.	Rs. a. p.
Brought forward (*f*), (*g*), (*h*) & (*i*) ...		17,60,97,732 11 10
MISCELLANEOUS ACCOUNTS.		
Advances to contractors, etc.	4,43,495 7 1	
Sewri Wadala quarry	2,71,801 3 8	
		7,15,296 10 9
Interest payable to debenture holders with banks—		
Hongkong Bank	9,590 9 2	
Imperial Bank of India	106,470 0 0	
Chartered Bank	1,360 0 0	
		1,17,420 9 2
Total ...	.....	(*j*) 8,32,717 3 11
Balances— Rs. a. p.		
Capital account 56,69,413 6 4		
Sinking fund account 547 6 0		
Provident fund account 7,81,046 10 7		
Miscellaneous accounts ... ... *Dr.* 2,25,373 6 5		
	.....	(*k*) *62,25,684 0 6
Grand total (*f*, *g*, *h*, *i*, *j* and *k*) ...	.....	18,31,56,084 0 3

* *Specification of balances in banks and in hand :—*

	Cash. Rs. a. p.
Hongkong and Shanghai Banking Corporation	1,003 14 0
Imperial Bank of India	79,807 12 11
Chartered Bank of India, Australia and China	7,926 13 9
National Bank of India	9,01,447 3 11
Mercantile Bank of India	5,01,413 7 0
Bank of India	10,22,253 4 11
Eastern Bank	1,161 6 0
Yokohama Specie Bank	3,01,067 2 11
Comptoir National Bank	5,01,035 11 0
Tata Industrial Bank	14,01,029 13 0
Central Bank of India	15,01,168 12 0
International Banking Corporation	1,011 1 0
Cash in hand	5,301 10 1
Total Rs. ...	62,25,684 0 6

* Excludes cheques drawn (and charged in the accounts) but not paid by the banks—Rs. 1,25,732 14 10.

C. P. GORWALLA,
Ag. Secretary & Chief Accountant.

E. G. TURNER,
Chairman.

Secretary's Office, Bombay, 10th December 1923.

APPENDIX—I.

CAPITAL ACCOUNT.

(a) *Cost of management and establishment.*

Budget estimate for the year 1922-1923.	Particulars.	Actual expenditure for the half-year ending March 1923.	
Rs.	COST OF MANAGEMENT AND ESTABLISHMENTS AND INCIDENTAL EXPENSES AS PER SECTION 75 (1) OF THE ACT.	Rs. a. p.	Rs. a. p.
	Chairman's salary and allowances—		
33,000	Salary	32,177 6 7	
7,500	Pension contribution, etc.	1,814 8 3	
9,400	Leave allowances	15,099 10 7	
2,100	Conveyance allowance	2,399 15 11	
52,000			51,491 9 4
22,000	Trustees' fees	.....	19,255 0 0
	Secretary's department—		
1,50,500	Establishment	1,51,563 8 1	
600	Clothing to peons	253 7 0	
3,500	Furniture	565 15 0	
3,000	Sundries	3,579 10 6	
2,900	Stationery	5,850 9 4	
11,000	Printing	11,316 5 0	
1,71,500			1,73,129 6 11
	Engineering department—		
6,51,000	Establishment	3,03,974 9 11	
	Temporary establishment	2,03,417 14 3	
6,000	Survey instruments	2,914 1 10	
3,000	Furniture	4,081 8 2	
1,000	Clothing to peons	338 4 10	
	Contingencies—		
8,000	Printing	4,046 12 0	
20,000	Stationery	16,753 5 4	
3,000	Sundries	6,737 9 3	
6,97,000			5,42,264 1 7
	Land Manager's and Estate Agent's departments—		
4,82,000	Establishment	3,26,788 15 4	
	Temporary establishment	83,121 0 8	
2,000	Survey instruments	1,062 0 0	
1,500	Clothing to peons	2,072 7 0	
2,500	Furniture	1,026 8 0	
	Contingencies—		
5,200	Printing	4,844 0 0	
10,000	Stationery	7,791 2 6	
5,700	Sundries	4,265 4 3	
5,08,900			4,30,971 5 9
14,51,400	Carried over ...	.....	12,17,111 7 7

Budget estimate for the year 1922-1923.	Particulars.	Actual expenditure for the half-year ending March 1923.	
Rs.		Rs. a. p.	Rs. a. p.
14,51,400	Brought forward ...	.....	12,17,111 7 7
25,000	Lump provision for revision of Establishment ...	.....	.....
	COST OF ESTABLISHMENTS CHARGEABLE TO CAPITAL ACCOUNT.		
	Land acquisition department—		
1,85,000	Establishment, etc.	.....	1,43,263 1 9
35,500	Expenses of Tribunal	.....	38,570 1 8
2,20,500	Total ...	.....	1,81,833 3 5
	INCIDENTAL EXPENSES.		
19,600	Law expenses (general)	17,365 13 5	
60,000	Contribution to provident fund	52,279 10 10	
36,000	Maintenance of administrative offices, Engineer's office, central stores, payshed and office furniture ...	27,572 2 4	
30,000	Disposal of lands (brokerage, etc.)	2,979 4 0	
19,000	Commission to banks	18,203 3 8	
1,000	Miscellaneous	4,067 12 0	
2,000	Gratuities and compassionate allowances	687 0 0	
2,50,000	Expenses of loan	95,000 0 0	
20,000	Fees and other expenses to Consulting Engineers ...	9,678 1 3	
7,500	Purchase of motor cars	4,750 0 0	
9,000	Maintenance of motor cars	8,183 7 3	
4,54,100			2,40,766 6 9
21,51,000	Total cost of management and establishments ...		16,39,711 1 9

C. P. GORWALLA,
Ag. Secretary & Chief Accountant.

E. G. TURNER,
Chairman.

Secretary's Office, Bombay, 10th December 1923.

Examined and found correct.

F. L. SILVA,
Assistant Examiner of Local Fund Accounts. } *Auditor.*

Bombay, 11th December 1923.

APPENDIX I—*continued.*

CAPITAL ACCOUNT—*continued.*

(b) Sale-proceeds of lands and buildings credited under section 64 of the Act.

Budget estimate for the year 1922-1923.	Particulars.	Actual receipt in 1922-1923.	Total to end of 1922-1923.
Rs.		Rs. a. p.	Rs. a. p.
	Schedule C—		
	Flats	71,805 0 0	5,63,828 14 0
	Cooperage Plot	.....	625 0 0
	Marine Lines	.....	1 0 0
1,51,160	Hornby Road	.....	40,383 0 0
	Chowpati Estate	.....	9,427 9 8
	Dispensary Plot	.....	83,453 2 9
	Plot South of Old Town Barracks	.....	95,600 0 0
	Parel Estate	.....	9,28,178 8 5
	Wodehouse Road	5,500 0 0	5,500 0 0
	Schedule D—		
	Connaught Road	.....	2,094 0 0
	Agripada West	*(Dr.) 189 0 0*	87,667 4 5
.....	,, Central	.....	19,967 8 0
	,, East	.....	5,77,193 0 0
	Other lands in Schedule D	61,990 0 0	89,965 10 6
	Schedule E—		
.....	Colaba Reclamation	.....	6,166 0 0
.....	Scheme No. 1 (First Nágpáda)	.....	1,86,020 15 0
.....	,, 2 (Princess Street)	.....	6,37,129 10 8
.....	,, 3 (Sandhurst Road) ...	3,22,860 0 0	11,77,303 14 7
2,475	,, 4 (Gámdevi)	16,357 0 0	3,13,673 9 6
64,215	,, 5 (Dadar-Matunga)	72,591 3 2	7,86,977 11 8
3,000	,, 6 (Sion-Matunga)	1,55,837 0 0	1,87,229 5 4
.....	,, 8 (Mándvi-Koliwáda)	61,855 0 0	2,88,750 0 3
.....	,, 13 (Souter Street Extension, eastwards) ...	.....	13,012 8 0
.....	,, 27 (Mathew Road)	.....	2,43,904 1 10
30,000	,, 29 (Nowrojee Hill)	2,09,409 0 5	8,25,474 10 3
.....	,, 30 (Souter Street Extension, westwards) ...	.....	1,32,000 0 0
23,000	,, 31 (Parel)	57,018 4 0	12,50,843 7 1
5,000	,, 32 (East Agripáda)	7,088 11 2	8,88,553 7 7
.....	,, 33 (Bhatwádi)	1,265 0 0	39,495 5 7
.....	,, 36 (Lamington Road)	.....	10,640 0 0
30,000	,, 37 (Sydenham Road)	23,097 6 5	1,16,017 15 3
1,000	,, 41 (Undria Street)	5,000 0 0	16,347 1 8
4,000	,, 43 (Parel, Central)	1,940 0 0	75,829 0 0
2,000	,, 47 (Parel, Northern)	5,335 0 0	8,490 14 5
1,500	,, 50 (Mazagaon)	15,777 10 0	15,777 10 0
13,63,000	,, 52 (Worli)	*Dr. 2,45,445 5 8*	16,41,516 10 4
500	,, 53 (Foras Road)	50,803 10 5	3,46,803 10 5
45,300	,, 54 (Kolbatwadi)	18,271 12 0	18,465 12 0
.....	,, 56 (Dharavi)	.....	2,58,136 2 3
27,000	,, 57 (Sewri-Koliwada	5,47,969 0 0	5,94,858 8 0
10,000	,, 58 (Worli-Extension)	81,405 7 0	1,87,386 7 4
9,49,850	,, 60 (Naigaum)	5,81,956 3 0	13,80,533 7 0
.....	,, 61 (Ferguson Road)	16,84,210 8 0	16,84,210 8 0
.....	Police Scheme No. 17 (Duncan Road)	.....	1,746 0 0
.....	,, ,, 18 (Shepherd Road)	.....	10 10 0
27,13,000	Total Rupees ...	38,13,708 5 11	1,57,87,189 4 9

C. P. GORWALLA,
Ag. Secretary & Chief Accountant.

E. G. TURNER,
Chairman.

Secretary's Office, Bombay, 10th December 1923.

Examined and found correct.

F. L. SILVA,
Assistant Examiner of Local Fund Accounts. } *Auditor.*

Bombay, 11th December 1923.

APPENDIX II.

LOAN AND SINKING FUND STATEMENT.

APPENDIX

Loan and Sinking

Loan.

Description of loan (all for 60 years).	Date of issue of loan.	Amount raised.	Average rate of issue.	Nett receipts.	½ yearly interest payable.	Basis.	Amount payable ½ yearly.
1	2	3	4	5	6	7	8
			Rs. a. p.	Rs. a. p.	Rs.	Per cent.	Rs. a. p.
4 % Rupee coupon debenture loan.	1st Nov. 1899 ...	50 lákhs.	96 0 0	48,00,000 0 0	1,00,000	4	(a)10,564 0 0
4 % Debenture loan ...	6th Sept. 1901 ...	30 ,,	95 4 0	28,57,605 10 0	60,000	,,	6,280 0 0
Do. ...	15th July 1902 ...	30 ,,	98 2 0·6	29,43,850 0 0	60,000	,,	6,280 0 0
Do. ...	20th Aug. 1903 ...	60 ,,	100 4 0	60,14,991 14 0	1,20,000	,,	12,560 0 0
Do. ...	7th Sept. 1904 ...	50 ,,	102 5 9·438	51,18,082 13 0	1,00,000	,,	(b)10,493 0 0
Do. ...	12th Sept. 1905 ...	30 ,,	103 10 2·75	31,09,179 6 0	60,000	,,	6,280 0 0
Do. ...	2nd Oct. 1906 ...	20 ,,	100 15 9	20,19,687 8 0	40,000	3	(c)6,148 0 8
Do. ...	24th Sept. 1907 ...	15 ,,	98 4 1·671	14,73,880 8 11	30,000	,,	4,609 9 10
Do. ...	8th Sept. 1908 ...	30 ,,	96 4 6·914	28,88,580 5 0	60,000	,,	9,219 5 8
4 % Sterling coupon debenture loan.	1st July 1909 ...	84,99,000*	95 12 0	81,37,792 8 0	1,69,980	,,	25,654 4 0
Do. ...	1st July 1910 ...	49,95,000†	99 0 0	49,45,050 0 0	99,900	,,	15,077 8 4
4 % Debenture loan ...	28th Aug. 1912 ...	25 lakhs.	101 12 8	25,44,789 7 8	50,000	,,	7,682 12 0
Do. ...	26th Aug. 1913 ...	18 ,,	100 15 7·263	18,17,555 15 0	36,000	,,	5,531 8 7
Do. ...	4th Aug. 1914 ...	50 ,,	97 0 8·1	48,50,810 6 3	1,00,000	,,	15,365 6 0
Do. ...	3rd Jan. 1916 ...	25 ,,	98 13 7·2	25,00,000 0 0	(d)50,000	,,	7,682 11 0
6% Do. ...	10th Nov. 1919 ...	40 ,,	100 0 0	40,00,000 0 0	(e)1,20,000	4½	6,696 0 0
,, Do. ...	30th Apr. 1920 ...	70 ,,	100 0 0	70,00,000 0 0	(f)2,10,000	,,	12,002 0 0
,, Do. ...	1st Nov. 1920 ...	2,75 ,,	100 0 0	2,75,00,000 0 0	(g)8,25,000	,,	46,035 0 0
,, Do. ...	1st Nov. 1921 ...	95 ,,	100 0 0	95,00,000 0 0	(g)2,85,000	,,	15,903 0 0
Do. Loan of ...	20th Feb. 1922 ...	45 ,, (h)	100 0 0	45,00,000 0 0	1,35,000	,,	7,533 0 0
,, Do. 1921 ...	2nd Oct. 1922 ...	52 ,, (h)	100 0 0	52,00,000 0 0	1,56,000	,,	8,705 0 0
,, Do. ...	22nd Jan. 1923 ...	8 ,, (h)	100 0 0	8,00,000 0 0	24,000	,,	1,339 0 0
,, Do. Loan of ...	22nd Jan. 1923 ...	82 ,, (h)	100 0 0	82,00,000 0 0	2,46,000	,,	13,727 0 0
,, Do. 1922 ...	14th March 1923...	0 ,, (h)	100 0 0	30,00,000 0 0	90,000	,,	5,022 0 0
Total ...	.....	12,64,94,000	.....	12,57,21,856 5 10	32,26,880	...	2,66,390 2 1

*(£566,600 @ 1s. 4d.) †(£333,000 @ 1s. 4d.) (a) Rs. 10,240-0-0 up to 14th May 1908.

(d) The loan was issued on special terms, the result of which is the same as if

(e) Debenture issued to Bank of India are to be repurchased

(f) Debenture issued to Imperial Bank of India to be repurchased (under agreement)

(g) Debentures issued to Bombay Government to be repurchased (under agreement) on 1st November

(h) Debenture not yet issued to Government; Interest payable to Government at 6¼ per cent. nett

(i) The first payment towards the Sinking Fund in respect of 217 lakhs loan will be made in

C. P. GORWALLA.

Ag. Secretary & Chief Accountant.

Secretary's Office, Bombay, 10th December 1923.

II.

Fund Statement.

Sinking Fund.

Total amount paid to date.	Interest accrued to date.	Total amount including interest.	Cost of investment.	+ or — balances under sinking fund (11—12).	Nominal value of investment in Municipal debentures.	Nominal value of investment in Port Trust debentures.	Nominal value of investment in Improvement Trust debentures.	Nomial value of Government Promissory Notes.	Total cols. 14 to 17.
9	10	11	12	13	14	15	16	17	18
Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
4,80,760 0 0	3,04,178 12 11	7,84,938 12 11							
2,63,760 0 0	1,44,879 5 11	4,08,639 5 11							
2,51,200 0 0	1,28,109 12 7	3,79,309 12 7							
4,77,280 0 0	2,26,393 14 0	7,03,673 14 0							
3,76,488 0 0	1,65,739 6 6	5,42,222 6 6							
2,13,520 0 0	87,974 11 2	3,01,494 11 2							
1,96,626 5 4	75,119 8 2	2,71,745 13 6							
1,38,288 7 0	48,718 3 9	1,87,006 10 9							
2,58,141 14 8	83,280 13 10	3,41,422 12 6							
6,92,664 12 0	2,11,851 1 2	9,04,515 13 2							
3,76,938 0 4	1,04,483 3 9	4,81,421 4 1							
1,53,655 0 0	33,216 12 8	1,86,871 12 8	63,47,705 0 5	+547 6 0	2,13,500	1,01,500	58,08,000	5,25,200	66,48,200
99,567 10 6	19,033 2 2	1,18,600 12 8							
2,45,846 0 0	40,870 2 1	2,86,716 2 1							
1,07,557 10 0	15,227 3 9	1,22,784 13 9							
40,176 0 0	2,121 14 4	42,297 14 4							
60,010 0 0	2,523 14 10	62,533 14 10							
1,84,140 0 0	5,783 11 0	1,89,923 11 0							
31,806 0 0	326 0 0	32,132 0 0							
(i)	.....	.....							
(i)	.....	.....							
(i)	.....	.....							
(i)	.....	.....							
(i)	.....	.....							
46,48,420 11 10	16,99,831 10 7	63,48,252 6 5	63,47,705 0 5	+547 6 0	2,13,500	1,01,500	58,08,000	5,25,200	66,48,200

(*b*) Rs. 10,240-0-0 up to 14th January 1908. (*c*) Rs. 6,037-0-8 up to 31st December 1907.

the Board had issued a 4 per cent. 60 years loan at Rs. 98-30-7·2 per cent.

under agreement) on 10th November 1924 @ Rs. 99-5-0.

(on 30th April 1925 till then income tax is also payable by the Board.

1935 till then interest at 6½ per cent. plus compensation for loss of income tax is payable by the Board.

pending further arrangements.

1923-24 as the last instatment of the loan was taken only in March 1923.

Examined and found correct.

F. L. SILVA,
Assistant Examiner of Local Fund Accounts. } *Auditor.*

E. G. TURNER,
Chairman.

Bombay, 11th December 1923.

APPENDIX III.

CAPITAL ACCOUNT.

Statement of expenditure on works.

Works.	Expenditure on works.			Proportionate cost of management and establishment.			Grand total to end of 1922-23.
	To end of March 1922.	During 1922-23.	Total to end of 1922-23.	To end of March 1922.	During 1922-23.	Total to end of 1922-23.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
IMPROVEMENT OF LANDS VESTED IN THE BOARD.							
Schedule C.—Lands.							
Flats	54,425 12 8	.....	54,425 12 8	13,740 4 5	1,946 0 0	15,686 4 5	70,112 1 1
Chaupati Estate	92,726 2 5	.....	92,726 2 5	90,911 7 4	.....	90,911 7 4	1,83,637 9 9
Fire Service on Cotton Green Plot	5,021 1 4	.....	5,021 1 4	2,999 10 0	.....	2,999 10 0	8,020 11 4
Hornby Road Plot, Scheme No. 22	1,04,677 13 0	.....	1,04,677 13 0	29,031 0 4	.....	29,031 0 4	1,33,708 13 4
Wellington Lines Plot, Scheme No. 20	30,649 14 7	.....	30,649 14 7	6,237 10 4	.....	6,237 10 4	36,887 8 11
Wellington Lines Central Garden	3,615 14 4	.....	3,615 14 4	968 13 0	.....	968 13 0	4,584 11 4
Marine Lines Plot	4,750 13 11	.....	4,750 13 11	5,533 10 11	.....	5,533 10 11	10,284 8 10
Wodehouse Road Plot, Scheme No. 21	22,364 8 0	.....	22,364 8 0	4,212 2 10	.....	4,212 2 10	26,576 10 10
Filling in wells and payments for sites	36,194 12 1	.....	36,194 12 1	4,855 9 1	.....	4,855 9 1	41,050 5 2
Special repairs on Kennedy Sea Face	59,048 13 11	.....	59,048 13 11	4,692 2 9	.....	4,692 2 9	63,741 0 8
Plot south of Crawford Market (Scheme No. 10)	7,638 3 4	.....	7,638 3 4	1,840 6 4	.....	1,840 6 4	9,478 9 8
Secretariat Plot	1,516 14 4	.....	1,516 14 4	369 10 9	.....	369 10 9	1,886 9 1
Plot south of Old Town Barracks	.....	.....	.....	2,655 0 0	.....	2,655 0 0	2,655 0 0
Dispensary Plot	.....	.....	.....	222 0 0	.....	222 0 0	222 0 0
Plot north of Municipal Offices	.....	.....	.....	884 0 0	.....	884 0 0	884 0 0
Parel Estate	.....	.....	.....	26,375 0 0	.....	26,375 0 0	26,375 0 0
Saluting battery Plot	.....	.....	.....	*Cr. 25 0 0*	.....	*Cr. 25 0 0*	*Cr. 25 0 0*
Cooperage Plot	.....	.....	.....	1,844 0 0	.....	1 844 0 0	1,844 0 0
...	4,22,630 11 11	.....	4,22,630 11 11	1,97,347 8 1	1,946 0 0	1,99,293 8 1	6,21,924 4 0
Schedule D.—Lands.							
West Agripada and Connaught Road.							
Connaught Road Estate, Scheme No. 12—							
Road construction and filling in	23,336 1 5	.....	23,336 1 5	5,412 14 5	.....	5,412 14 5	28,748 15 10
Sundries	2,269 13 1	.....	2,269 13 1	488 0 0	.....	488 0 0	2,757 13 1

Agripada Estate, Scheme No. 11—																
Filling in site, etc.	...	...	...	2,90,314	0	0	.....		2,90,314	0	0	1,07,037	1	8	.....		1,07,037	1	8	3,97,351	1	8
Road construction	...	...	...	1,99,329	15	6	2,510	15	0	2,01,840	14	6	36,733	3	5	204	0	0	36,937	3	5	2,38,778	1	11
Paving foot-paths	...	...	...	16,142	3	1	.....			16,142	3	1	1,045	0	0	.....			1,045	0	0	17,187	3	1
Sundries	...	...	...	1,820	14	0	.....			1,820	14	0	427	0	0	.....			427	0	0	2,247	14	0
Drainage	...	...	...	1,23,733	2	3	.....			1,23,733	2	3	6,035	0	0	.....			6,035	0	0	1,29,768	2	3
Recreation ground	...	...	...	4,115	14	3	.....			4,115	14	3	282	0	0	.....			282	0	0	4,397	14	3
Land west of Railway	...	...	...	3,850	11	6	.....			3,850	11	6	320	0	0	.....			320	0	0	4,170	11	6
Acquisition (disposal)	...	...	...	.....			.....			.....			46,955	3	1	142	0	0	47,097	3	1	47,097	3	1
Central Agripada—																								
Sankli Street, Scheme No. 9—																								
Land—																								
Acquisition of properties	...	...	...	17,000	0	0	.....			17,000	0	0	9,814	5	0	.....			9,814	5	0	26,814	5	0
Brokerage, law charges and sundries	...	...	...	271	6	3	.....			271	6	3	23	8	0	.....			23	8	0	294	14	3
Roads, etc.—																								
Roads	...	...	...	8,363	7	4	72	5	0	8,435	12	4	1,643	14	7	8	0	0	1,651	14	7	10,087	10	11
East Agripada—																								
Acquisition	...	...	...	5,49,610	0	0	.....			5,49,610	0	0	9,049	0	0	.....			9,049	0	0	5,58,659	0	0
Roads, etc.—																								
Roads	...	...	...	42,136	15	6	2,115	0	11	44,252	0	5	3,122	0	0	171	0	0	3,293	0	0	47,545	0	5
Filling in	...	...	..	57,840	6	2	.....			57,840	6	2	6,481	0	0	.....			6,481	0	0	64,321	6	2
Other schedule D Lands—																								
Lands at Matunga—																								
Filling in	...	...	...	724	11	0	.....			724	11	0	2,021	2	9	1,680	0	0	3,701	2	9	4,425	13	9
Total schedule D—Lands			...	13,40,859	9	4	4,698	4	11	13,45,557	14	3	2,36,890	4	11	2,205	0	0	2,39,095	4	11	15,84,653	3	2
Schedule F.—Lands	...	...	...	.....			.....			.....			8	0	0	.....			8	0	0	8	0	0
SCHEMES.																								
Scheme No. 1.—"First Nagpada."																								
Land—																								
Acquisition of properties	...	...	...	15,30,319	2	0	.....			15,30,319	2	0	3,18,521	4	2	.....			3,18,521	4	2	18,48,840	6	2
Brokerage, law charges and sundries	...	...	...	41,982	0	0	.....			41,982	0	0	6,465	2	0	.....			6,465	2	0	48,447	2	0
Roads, etc.—																								
Roads	...	...	...	75,747	7	8	.....			75,747	7	8	11,359	0	0	.....			11,359	0	0	87,106	7	8
Open spaces	...	...	...	429	4	1	.....			429	4	1	62	0	0	.....			62	0	0	491	4	1
Chawls—																								
Agripada (4 blocks)	...	...	...	1,71,777	6	5	.....			1,71,777	6	5	58,897	7	1	.....			58,897	7	1	2,30,674	13	6
,, (12 blocks)	...	...	...	5,01,553	10	5	.....			5,01,553	10	5	79,472	13	10	.....			79,472	13	10	5,81,026	8	8
Nagpada (2 blocks)	...	...	...	91,996	14	6	.....			91,996	14	6	16,878	4	6	.....			16,878	4	6	1,08,875	3	0
Sheds for sweepers	...	...	...	1,048	11	5	.....			1,048	11	5	901	12	10	.....			901	12	10	1,950	8	8
				24,14,854	8	6	.....			24,14,854	8	6	4,92,557	12	5	.....			4,92,557	12	5	29,07,412	4	11
Carried over			...	41,78,344	13	9	4,698	4	11	41,83,043	2	8	9,26,803	9	5	4,151	0	0	9,30,954	9	5	51,13,997	12	1

Works.	Expenditure on works.			Proportionate cost of management and establishment.			Grand total to end of 1922-23.
	To end of March 1922.	During 1922-23.	Total to end of 1922-23.	To end of March 1922.	During 1922-23.	Total to end of 1922-23.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...	41,78,344 13 9	4,698 4 11	41,83,043 2 8	9,26,803 9 5	4,151 0 0	9,30,954 9 5	51,13,997 12 1
SCHEMES—*continued.*							
Scheme No. 2.—" Princess Street."							
Land—							
Acquisition of properties	66,23,972 14 10	.....	66,23,972 14 10	7,15,498 15 2	.....	7,15,498 15 2	73,39,471 14 0
Brokerage, law charges and sundries	1,85,920 10 11	.....	1,85,920 10 11	17,197 9 2	.....	17,197 9 2	2,03,118 4 1
Roads, etc.—							
Roads	1,86,355 7 8	982 14 8	1,87,338 6 4	39,015 12 4	81 0 0	39,096 12 4	2,26,435 2 8
Removal of debris	3,344 13 1	.....	3,344 13 1	827 0 0	.....	827 0 0	4,171 13 1
Chawls—							
Chandanwadi	4,79,238 0 1	.....	4,79,238 0 1	96,242 5 9	.....	96,242 5 9	5,75,480 5 10
Princess Street	39,272 4 2	.....	39,272 4 2	7,574 0 0	.....	7,574 0 0	46,846 4 2
Temporary sheds at Kennedy Sea Face	51,579 7 5	.....	51,579 7 5	9,336 0 0	.....	9,336 0 0	60,915 7 5
Sheds for sweepers	169 9 9	.....	169 9 9	180 0 0	.....	180 0 0	349 9 9
	75,69,853 3 11	982 14 8	75,70,836 2 7	8,85,871 10 5	81 0 0	8,85,952 10 5	84,56,788 13 0
Scheme No. 3.—" Sandhurst Road."							
Land—							
Acquisition of properties	80,55,757 7 8	.....	80,55,757 7 8	9,79,844 4 5	4,539 0 0	9,84,383 4 5	90,40,140 12 1
Brokerage, law charges and sundries	2,42,385 5 2	*Cr. 10 0 0*	2,42,375 5 2	24,619 10 1	.....	24,619 10 1	2,66,994 15 3
Roads, etc.—							
Roads	4,43,787 1 8	4,414 3 0	4,48,201 4 8	76,302 13 8	358 0 0	76,660 13 8	5,24,862 2 4
Filling in	5,704 6 8	.....	5,704 6 8	838 0 0	.....	838 0 0	6,542 6 8
Removal of debris	2,545 7 9	.....	2,545 7 9	367 0 0	.....	367 0 0	2,912 7 9
Play-ground	2,083 14 1	.....	2,083 14 1	149 0 0	.....	149 0 0	2,232 14 1
Chawls—							
Imamwada	6,36,878 7 4	.....	6,36,878 7 4	1,27,466 7 4	.....	1,27,466 7 4	7,64,344 14 8
Six additional blocks at Agripada	2,56,943 2 2	.....	2,56,943 2 2	62,955 6 2	.....	62,955 6 2	3,19,898 8 4
One block at Nagpada	92,391 7 10	.....	92,391 7 10	22,192 0 0	.....	22,192 0 0	1,14,583 7 10
Temporary sheds at Agripada	9,478 5 6	.....	9,478 5 6	564 1 2	.....	564 1 2	10,042 6 8
Semi-permanent huts at Chowpati	54,065 15 3	.....	54,065 15 3	12,112 10 3	.....	12,112 10 3	66,178 9 6
Sheds for bhangis and sweepers	513 7 11	.....	513 7 11	61 0 0	.....	61 0 0	574 7 11
	98,02,534 9 0	4,404 3 0	98,06,938 12 0	13,07,472 5 1	4,897 0 0	13,12,369 5 1	1,11,19,308 1 1

Scheme No. 4 — "Gamdevi."										
Land—										
Acquisition of properties	12,11,354 4 2	.....	12,11,354 4 2	1,63,573 6 11	.....	1,63,573 6 11	13,74,927 11 1			
Brokerage, law charges and sundries	67,049 5 2	48 0 0	67,097 5 2	7,381 3 0	.....	7,381 3 0	74,478 8 2			
Roads, etc.—										
Roads	3,15,594 8 0	1,760 13 3	3,17,355 5 3	56,926 3 4	129 0 0	57,055 3 4	3,74,410 8 7			
Filling in	2,22,726 13 4	.....	2,22,726 13 4	44,315 8 0	.....	44,315 8 0	2,67,042 5 4			
Retaining walls	40,414 7 4	.....	40,414 7 4	8,376 0 0	.....	8,376 0 0	48,790 7 4			
Slip in Gibbs Road	80,280 3 0	.....	80,280 3 0	15,200 0 0	.....	15,200 0 0	95,480 3 0			
Steps for pedestrians on Hughes Road	107 15 0	.....	107 15 0	24 0 0	.....	24 0 0	131 15 0			
	19,37,527 8 0	1,808 13 3	19,39,336 5 3	2,95,796 5 3	129 0 0	2,95,925 5 3	22,35,261 10 6			
Scheme No. 5.— "Dadar-Matunga."										
Land—										
Acquisition of properties	23,35,715 11 3	600 0 0	23,36,315 11 3	5,15,429 3 11	11,500 0 0	5,26,929 3 11	28,63,244 15 2			
Brokerage, law charges and sundries	70,701 8 5	522 7 10	71,224 0 3	5,125 5 1	.....	5,125 5 1	76,349 5 4			
Roads, etc.—										
Roads and passages	20,14,212 5 6	7,62,749 11 5	27,76,962 0 11	1,27,027 0 0	62,096 0 0	1,89,123 0 0	29,66,085 0 11			
Filling in	7,08,775 8 3	34,394 2 3	7,43,169 10 6	66,774 15 7	2,800 0 0	69,574 15 7	8,12,744 10 1			
Removal of debris	24 4 0	.....	24 4 0	.....	.....	.....	24 4 0			
Parks and open spaces	10,737 7 6	.....	10,737 7 6	803 0 0	.....	803 0 0	11,540 7 6			
Large sewers	12,742 9 11	.....	12,742 9 11	833 0 0	.....	833 0 0	13,575 9 11			
Storm water drains	63,748 12 2	.....	63,748 12 2	4,403 0 0	.....	4,403 0 0	68,151 12 2			
Cost of materials at site	28,376 2 8	*Cr. 21,416, 13 0*	6,959 5 8	2,199 0 0	*Cr. 1,742 0 0*	457 0 0	7,416 5 8			
Septic tanks	1,04,142 11 8	80 0 0	1,04,222 11 8	5,951 0 0	6 0 0	5,957 0 0	1,10,179 11 8			
Chawls—										
Semi-permanent sheds	28,850 5 9	.....	28,850 5 9	1,497 0 0	.....	1,497 0 0	30,347 5 9			
Miscellaneous	3,772 2 4	9,323 14 2	13,096 0 6	281 0 0	757 0 0	1,038 0 0	14,134 0 6			
Chawls for Staff quarters	1,13,967 13 2	1,25,089 7 10	2,39,057 5 0	8,484 0 0	10,184 0 0	18,668 0 0	2,57,725 5 0			
	54,95,767 6 7	9,11,842 14 6	64,07,110 5 1	7,38,807 8 7	85,601 0 0	8,24,408 8 7	72,31,518 13 8			
Scheme No. 6.— "Sion-Matunga."										
Land—										
Acquisition of properties	19,57,384 14 7	.....	19,57,884 14 7	1,92,128 10 8	3,400 0 0	1,95,528 10 8	21,53,413 9 3			
Brokerage, law charges and sundries	61,202 9 10	170 8 0	61,373 1 10	6,022 0 1	.....	6,022 0 1	67,395 1 11			
Roads, etc.—										
Roads	4,06,673 8 7	4,48,358 3 5	8,55,031 12 0	24,432 0 0	36,502 0 0	60,934 0 0	9,15,965 12 0			
Filling in	20,82,489 1 0	7,53,714 14 7	28,36,203 15 7	1,40,099 0 0	61,356 0 0	2,01,455 0 0	30,37,658 15 7			
Cost of materials at site	29,988 0 1	16 0 0	29,999 0 1	2,212 0 0	.....	2,212 0 0	32,211 0 1			
Storm water drains	2,753 9 9	.....	2,753 9 9	179 0 0	.....	179 0 0	2,932 9 9			
Miscellanous	6,893 1 11	16,770 1 10	23,163 3 9	448 0 0	1,367 0 0	1,815 0 0	24,978 3 9			
Underbridge—										
Construction (at Mahim)	44,922 14 4	.....	44,922 14 4	105 0 0	.....	105 0 0	45,027 14 4			
Chawls—										
Semi-permanent sheds at Matunga	2,07,047 12 4	4,518 10 10	2,11,566 7 2	10,530 0 0	366 0 0	10,896 0 0	2,22,462 7 2			
Workmen's cottages	39,194 2 0	705 0 3	39,899 2 3	2,428 0 0	56 0 0	2,484 0 0	42,383 2 3			
Chawls for Clerks	99,904 7 5	1,53,563 8 11	2,53,468 0 4	7164 0 0	12,505 0 0	19,670 0 0	2,73,138 0 4			
Temporary Bungalows	63,288 12 1	.....	63,288 12 1	4,708 0 0	.....	4,708 0 0	67,996 12 1			
	50,01,737 13 11	13,77,816 15 10	63,79,554 13 9	3,90,455 10 9	1,15,553 0 0	5,06,008 10 9	68,85,563 8 6			
Carried over ...	3,39,85,765 7 2	23,01,054 2 2	3,62,86,819 9 4	45,45,207 1 6	2,10,412 0 0	47,55,619 1 6	4,10,42,438 10 10			

Works.	Expenditure on works.			Proportionate cost of management and establishment.			Grand total to end of 1922-23.
	To end of March 1922.	During 1922-23.	Total to end of 1922-23.	To end of March 1922.	During 1922-23.	Total to end of 1922-23.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...	3,39,85,765 7 2	23,01,054 2 2	3,62,86,819 9 4	45,45,207 1 6	2,10,412 0 0	47,55,619 1 6	4,10,42,438 10 10
SCHEMES—*continued.*							
Scheme No. 7.—"Colaba Reclamation."							
Land—							
Acquisition of properties	13,000 0 0	.....	13,000 0 0	8,449 0 0	.....	8,449 0 0	21,449 0 0
Brokerage, law charges and sundries	651 9 7	.....	651 9 7	54 1 5	.....	54 1 5	705 11 0
Roads, etc.—							
Roads	1,28,710 7 0	.....	1,28,710 7 0	29,886 8 10	.....	29,886 8 10	1,58,596 15 10
Filling in	2,14,039 9 4	.....	2,14,039 9 4	30,244 15 4	.....	30,244 15 4	2,44,284 8 8
Protection works	43,745 3 5	.....	43,745 3 5	7,689 0 0	.....	7,689 0 0	51,384 3 5
	4,00,146 13 4	.....	4,00,146 13 4	76,273 9 7	.....	76,273 9 7	4,76,420 6 11
Scheme No. 8.—"Mandvi-Koliwada."							
Land—							
Acquisition of properties	19,80,881 13 3	.....	19,80,881 13 3	1,99,613 8 11	.....	1,99,613 8 11	21,80,495 6 2
Brokerage, law charges and sundries	44,268 5 11	*Cr. 5 0 0*	44,263 5 11	4,480 3 2	.....	4,480 3 2	48,743 9 1
Roads, etc.—							
Roads	61,596 10 8	*Cr. 77 9 10*	61,519 0 10	12,700 4 1	*Cr. 6 0 0*	12,694 4 1	74,213 4 11
Removal of debris	618 6 11	.....	618 6 11	101 0 0	.....	101 0 0	719 6 11
Chawls—							
Mandvi-Koliwada	2,55,610 6 8	.....	2,55,610 6 8	52,268 15 6	.....	52,268 15 6	3,07,874 6 2
Paltan Road huts	37,310 5 7	*Cr. 15,700 0 0*	21,610 5 7	8,102 5 9	*Cr. 1,280 0 0*	6,822 5 9	28,432 11 4
Sheds for sweepers	4 9 6	.....	4 9 6	.....	.....	.....	4 9 6
	23,80,290 10 6	*Cr. 15,782 9 10*	23,64,508 0 8	2,77,261 5 5	*Cr. 1,286 0 0*	2,75,975 5 5	26,40,483 6 1

Scheme No. 13.—"Souter Street Extension Eastwards."							
Land—							
Acquisition of properties	20,785 14 3	.....	20,785 14 3	3,883 2 1	.....	3,883 2 1	24,669 0 4
Brokerage, law charges and sundries	7,823 13 5	.....	7,823 13 5	803 4 6	.....	803 4 6	8,627 1 11
Roads, etc.—							
Roads	8,815 13 0	.....	8,815 13 0	2,320 0 0	.....	2,320 0 0	11,135 13 0
Filling in	17,693 2 11	.....	17,693 2 11	3,687 2 5	.....	3,687 2 5	21,380 5 4
	55,118 11 7	.....	55,118 11 7	10,693 9 0	.....	10,693 9 0	65,812 4 7
Scheme No. 27.—"Mathew Road."							
Land—							
Acquisition of properties	11,31,278 10 10	.....	11,31,278 10 10	1,41,082 5 2	.....	1,41,082 5 2	12,72,361 0 0
Brokerage, law charges and sundries	34,110 12 3	.....	34,110 12 3	3,037 7 9	.....	3,037 7 9	37,148 4 0
Roads, etc.—							
Roads	64,128 7 4	84 1 11	64,212 9 3	14,173 7 8	8 0 0	14,181 7 8	78,394 0 11
Filling in	1,619 1 11	.....	1,619 1 11	290 0 0	.....	290 0 0	1,909 1 11
	12,31,137 0 4	84 1 11	12,31,221 2 3	1,58,583 4 7	8 0 0	1,58,591 4 7	13,89,812 6 10
Scheme No. 29.—"Nowrojee Hill."							
Land—							
Acquisition of properties	63,82,565 12 2	30 0 0	63,82,595 12 2	6,17,489 15 7	623 0 0	6,18,112 15 7	70,00,708 11 9
Brokerage, law charges and sundries	1,09,226 5 2	*Cr. 5 0 0*	1,09,221 5 2	6,532 11 5	.....	6,532 11 5	1,15,754 0 7
Roads, etc.—							
Roads	113,599 11 1	46,477 0 0	1,60,076 11 1	15,181 0 0	3,785 0 0	18,966 0 0	1,79,042 11 1
Filling in	1,13,638 10 11	2,909 12 11	1,16,548 7 10	14,828 3 1	237 0 0	15,065 3 1	1,31,613 10 11
Removal of debris	22,874 12 1	2,514 9 2	25,389 5 3	3,848 0 0	204 0 0	40,52 0 0	29,441 5 3
Recreation ground	1,974 3 6	.....	1,974 3 6	147 0 0	.....	147 0 0	2,121 3 6
Chawls—							
Nowrojee Hill Road	3,50,831 6 1	.....	3,50,831 6 1	29,561 6 11	.....	29,561 6 11	3,80,392 13 0
Semi-permanent sheds	108,874 4 10	*Cr. 1 11 0*	1,08,872 9 10	6,401 0 0	.....	6,401 0 0	1,15,273 9 10
Miscellaneous	134 7 0	28 4 0	162 11 0	10 0 0	.....	10 0 0	172 11 0
	72,03,719 8 10	51,952 15 1	72,55,672 7 11	6,93,999 5 0	4,849 0 0	6,98,848 5 0	79,54,520 12 11
Scheme No. 30.—"Souter Street Extension Westwards."							
Land—							
Acquisition of properties	79,542 4 10	.....	79,542 4 10	5,402 0 0	.....	5,402 0 0	84,944 4 10
Brokerage, law charges and sundries	6,398 13 3	.....	6,398 13 3	521 14 6	.....	521 14 6	6,920 11 9
Roads, etc.—							
Roads	2,635 5 3	.....	2,635 5 3	1,468 0 0	.....	1,468 0 0	4,103 5 3
Filling in	27,579 9 6	.....	27,579 9 6	5,854 0 0	.....	5,854 0 0	33,433 9 6
	1,16,156 0 10	.....	1,16,156 0 10	13,245 14 6	.....	13,245 14 6	1,29,401 15 4
Carried over	4,53,72,334 4 7	23,37,302 9 4	4,77,09,642 13 11	57,75,264 1 7	2,13,963 0 0	59,89,247 1 7	5,36,98,889 15 6

Works.	Expenditure on works.			Proportionate cost of management and establishment.			Grand total to end of 1922-23.
	To end of March 1922.	During 1922-23.	Total to end of 1922-23.	To end of March 1922.	During 1922-23.	Total to end of 1922-23.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs a. p.
Brought forward ...	4,53,72,334 4 7	23,37,308 9 4	4,77,09,642 13 11	57,75,264 1 7	2,13,983 0 0	59,89,247 1 7	5,36,98,889 15 6
SCHEMES—*continued.*							
Scheme No. 31.—"Parel."							
Land—							
Acquisition of properties	44,03,584 4 6	.....	44,03,584 4 6	4,53,415 5 1	5,789 0 0	4,59,204 5 1	48,62,788 9 7
Brokerage, law charges and sundries	86,019 12 8	8 0 0	86,027 12 8	3,705 5 0	.....	3,705 5 0	89,733 1 8
Roads, etc.—							
Roads	13,81,205 7 7	6,62,523 13 3	20,43,729 4 10	95,620 10 4	53,939 0 0	1,49,559 10 4	21,93,288 15 2
Filling in	2,55,562 15 0	49,614 12 11	3,05,177 11 11	16,762 0 0	4,039 0 0	20,801 0 0	3,25,978 11 11
Removal of debris	38 0 0	.....	38 0 0	.....	.....	.....	38 0 0
Large size storm water drains	92,712 6 4	3,629 12 0	96,342 2 4	5,469 0 0	295 0 0	5,764 0 0	1,02,106 2 4
Chawls—							
Sopari Bag Road	3,13,319 6 8	.....	3,13,319 6 8	76,426 6 3	.....	76,426 6 3	3,89,745 12 11
Semi-permanent sheds	71,720 11 4	.....	71,720 11 4	4,652 0 0	.....	4,652 0 0	76,372 11 4
Sheds for sweepers and bhangis	1,044 10 5	.....	1,044 10 5	69 0 0	.....	69 0 0	1,113 10 5
Miscellaneous	.....	235 14 0	235 14 0	.....	18 0 0	18 0 0	253 14 0
	66,05,207 10 6	7,16,012 4 2	73,21,219 14 8	6,56,119 10 8	64,080 0 0	7,20,199 10 8	80,41,419 9 4
Scheme No. 32.—"East Agripada."							
Land—							
Acquisition of properties	26,88,911 0 8	*Cr. 2 0 0*	26,88,909 0 8	2,72,327 0 6	10,884 0 0	2,83,211 0 6	29,72,120 1 2
Brokerage, law charges and sundries	43,100 14 2	275 0 0	43,375 14 2	141 14 10	.....	141 14 10	43,517 13 0
Roads, etc.—							
Roads	1,88,582 7 10	4,539 5 5	1,93,121 13 3	13,344 0 0	366 0 0	13,710 0 0	2,06,831 13 3
Filling in	65,397 5 7	1,241 2 0	66,638 7 7	4,806 0 0	106 0 0	4,912 0 0	71,550 7 7
Recreation ground	1,806 7 0	.....	1,806 7 0	99 0 0	.....	99 0 0	1,905 7 0
Chawls—							
Semi-permanent sheds for weavers	33,437 6 0	20 1 6	33,457 7 6	2,230 0 0	.....	2,230 0 0	35,687 7 6
Semi-permanent sheds	1,67,849 13 0	4,516 15 4	1,72,366 12 4	10,960 0 0	366 0 0	11,326 0 0	1,83,692 12 4
Chawls at Kalapani	4,20,795 2 5	*Cr. 9,591 1 6*	4,11,204 0 11	20,776 0 0	*Cr. 781 0 0*	19,995 0 0	4,31,199 0 11
Chawls for Mahars	3,87,105 7 7	5,885 4 10	3,92,990 12 5	19,114 0 0	480 0 0	19,594 0 0	4,12,584 12 5
Do. for Trust Peons	1,51,827 5 0	.....	1,51,827 5 0	6,518 0 0	.....	6,518 0 0	1,58,345 5 0
Miscellaneous	122 0 0	45 4 3	167 4 3	9 0 0	.....	9 0 0	176 4 3
New chawls	.....	1,66,174 13 8	1,66,174 13 8	.....	13,532 0 0	13,532 0 0	1,79,706 13 8
	41,48,935 5 3	1,73,104 13 6	43,22,040 2 9	3,50,324 15 4	24,953 0 0	3,75,277 15 4	46,97,318 2 1

Scheme No.33.—"Bhatwadi.							
Land—							
Acquisition of properties	2,78,855 1 4	.....	2,78,855 1 4	27,076 0 0	.....	27,076 0 0	3,05,931 1 4
Brokerage, law charges and sundries	4,294 1 4	.....	4,294 1 4	318 0 7	.....	318 0 7	4,612 1 11
Roads	12,412 8 11	70 6 6	12,482 15 5	2,536 0 0	8 0 0	2,544 0 0	15,026 15 5
	2,95,561 11 7	70 6 6	2,95,632 2 1	29,930 0 7	8 0 0	29,938 0 7	3,25,570 2 8
Scheme No. 36.—"Lamington Road."							
Land—							
Acquisition of properties	2,21,482 8 0	.....	2,21,482 8 0	13,669 0 0	.....	13,669 0 0	2,35,151 8 0
Brokerage, law charges and sundries	6,009 7 7	.....	6,009 7 7	353 0 0	.....	353 0 0	6,362 7 7
Roads	36,585 10 10	.....	36,585 10 10	9,672 0 0	.....	9,672 0 0	46,257 10 10
	2,64,077 10 5	.....	2,64,077 10 5	23,694 0 0	.....	23,694 0 0	2,87,771 10 5
Scheme No. 37.—"Sydenham Road."							
Land—							
Acquisition of properties	1,04,76,542 15 4	2,44,138 0 0	1,07,20,680 15 4	6,59,048 7 9	20,616 0 0	6,79,664 7 9	1,14,00,345 7 1
Brokerage, law charges and sundries	93,157 13 7	1,260 0 0	94,417 13 7	71 0 0	.....	71 0 0	94,488 13 7
Roads, etc.—							
Roads	4,022 0 10	.....	4,022 0 10	299 0 0	.....	299 0 0	4,321 0 10
Chawls—							
Semi-permanent Sheds	17,888 2 6	539 6 0	18,427 8 6	1,174 0 0	41 0 0	1,215 0 0	19,642 8 6
	1,05,91,611 0 3	2,45,937 6 0	1,08,37,548 6 3	6,60,592 7 9	20,657 0 0	6,81,249 7 9	1,15,18,797 14 0
Scheme No. 41.—"Undria Street."							
Land—							
Acquisition of properties	4,62,356 0 0	.....	4,62,356 0 0	40,906 0 0	136 0 0	41,042 0 0	5,03,398 0 0
Brokerage, law charges and sundries	4,773 15 2	.....	4,773 15 2	.....	.....	.....	4,773 15 2
Roads, etc.—							
Remodelling buildings	39,423 8 10	.....	39,423 8 10	2,953 0 0	.....	2,953 0 0	42,376 8 10
Service passages	6,563 4 5	.....	6,563 4 5	482 0 0	.....	482 0 0	7,045 4 5
	5,13,116 12 5	.....	5,13,116 12 5	44,341 0 0	136 0 0	44,477 0 0	5,57,593 12 5
Scheme No. 43.—"Parel Road Central."							
Land—							
Acquisition of properties	19,66,630 6 10	96,449 0 0	20,63,079 6 10	1,27,993 12 0	7,902 0 0	1,35,895 12 0	21,98,975 2 10
Brokerage, law charges and sundires	19,731 9 1	.....	19,731 9 1	.....	.....	.....	19,731 9 1
Roads, etc.—							
Roads	48,919 6 1	20 2 7	48,939 8 8	2,694 0 0	.....	2,694 0 0	51,633 8 8
Miscellaneous	28 14 6	2 3 6	31 2 0	2 0 0	.....	2 0 0	33 2 0
	20,35,310 4 6	96,471 6 1	21,31,781 10 7	1,30,689 12 0	7,902 0 0	1,38,591 12 0	22,70,373 6 7
Carried over ...	6,98,26,154 11 6	35,68,904 13 7	7,33,95,059 9 1	76,70,955 15 11	3,31,719 0 0	80,02,674 15 11	8,13,97,734 9 0

Works.	Expenditure on works.			Proportionate cost of management and establishment.			Grand total to end of 1922-23.
	Total to end of March 1922.	During 1922-23.	Total to end of 1922-23.	To end of March 1922.	During 1922-23.	Total to end of 1922-23.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...	6,98,26,154 11 6	35,68,904 13 7	7,33,95,059 9 1	76,70,955 15 11	3,31,719 0 0	80,02,674 15 11	8,13,97,734 9 0
SCHEMES—*continued.*							
Scheme No. 47.—"Parel Road Northern."							
Land—							
Acquisition of properties	26,40,160 7 7	49,316 6 4	26,89,476 13 11	1,64,843 13 6	4,303 1 8	1,69,146 15 2	28,58,623 13 1
Brokerage, law charges and sundries	30,140 11 6	8,147 5 6	38,288 1 0	.....	.....	.....	38,288 1 0
Roads, etc.—							
Roads	1,30,896 13 6	3,837 5 6	1,34,734 3 0	9,173 0 0	310 0 0	9,483 0 0	1,44,217 3 0
Miscellaneous	27 6 6	2 3 6	29 10 0	2 0 0	.....	2 0 0	31 10 0
	28,01,225 7 1	61,303 4 10	28,62,528 11 11	1,74,018 13 6	4,613 1 8	1,78,631 15 2	30,41,160 11 1
Scheme No. 49.—"Napean Sea Road Reclamation."							
Land—							
Acquisition of properties	.....	.....	...	639 0 0	.....	639 0 0	639 0 0
Brokerage, law charges and sundries	215 10 0	.....	215 10 0	.....	.....	.....	215 10 0
Roads, etc.—							
Filling in	1,790 8 0	.....	1,790 8 0	135 0 0	.....	135 0 0	1,925 8 0
	2,006 2 0	.....	2,006 2 0	774 0 0	.....	774 0 0	2,780 2 0
Scheme No. 50—"Mazagaon Street Scheme."							
Land—							
Acquisition of properties	4,46,199 0 0	2,05,686 0 0	6,51,885 0 0	28,956 0 0	18,295 0 0	47,251 0 0	6,99,136 0 0
Brokerage, law charges and sundries	5,672 2 10	3,037 1 2	8,709 4 0	.....	.....	.....	8,709 4 0
Roads etc.—							
Filling in	11,200 5 5	154 0 0	11,354 5 5	435 0 0	8 0 0	443 0 0	11,797 5 5
Roads	... ..	13,307 9 3	13,307 9 3	...	1,083 0 0	1,083 0 0	14,390 9 3
Chawls—							
Mazgaon chawls	10,09,996 15 9	6,92,358 15 8	17,02,355 15 5	50,770 0 0	56,370 0 0	1,07,140 0 0	18,09,495 15 5
Semi-permanent Sheds	13,011 13 1	*Cr. 16,465 8 11*	*Cr. 3,453 11 10*	573 0 0	*Cr. 1,343 0 0*	*Cr. 770 0 0*	*Cr. 4,223 11 10*
Miscellaneous	242 15 0	685 9 0	928 8 0	19 0 0	57 0 0	76 0 0	1,004 8 0
	14,86,323 4 1	8,98,768 10 2	23,85,036 14 3	80,753 0 0	74,470 0 0	1,55,223 0 0	25,40,309 14 3
Scheme No. 52.—"Worli Street."							
Land—							
Acquisition of properties	68,07,103 4 0	8,56,904 8 0	76,64,007 12 0	4,11,025 5 1	69,074 0 0	4,80,099 5 1	81,44,107 1 1
Brokerage, law charges and sundries	20,180 1 8	8,228 5 10	28,408 7 6	.....	.....	.....	28,408 7 6
Roads, etc.—							
Filling in	38,87,421 12 0	14,02,192 9 8	52,89,614 5 8	2,28,707 0 0	1,14,155 0 0	3,42,862 0 0	56,32,476 5 8
Roads	62,655 9 7	7,25,272 13 11	7,87,928 7 6	4,665 0 0	59,050 0 0	63,715 0 0	8,51,643 7 6
Miscellaneous	7,468 3 0	33,652 8 7	41,120 11 7	556 0 0	2,735 0 0	3,291 0 0	44,411 11 7
	1,07,84,828 14 3	30,26,250 14 0	1,38,11,079 12 3	6,44,953 5 1	2,45,014 0 0	8,89,967 5 1	1,47,01,047 1 4

Scheme No. 53—"Foras Road Street Scheme."								
Land—								
Acquisition of properties	8,33,318 0 0	.....	8,33,318 0 0	51,376 10 11	40,132 0 0	91,508 10 11	9,24,826 10 11	
Brokerage, law charges and sundries	5,571 4 4	1,539 8 0	7,110 12 4	.....	.....	.....	7,110 12 4	
Roads, etc.—								
Roads	43,532 13 6	67,789 6 11	1,11,272 4 5	2,760 0 0	5,514 0 0	8,274 0 0	1,19,546 4 5	
Filling in	8,374 7 0	.....	8,374 7 0	212 0 0	.....	212 0 0	8,586 7 0	
Chawls—								
Foras Road Chawls	18,89,593 0 11	4,38,521 8 4	23,28,114 9 3	1,17,609 0 0	35,704 0 0	1,53,313 0 0	24,81,427 9 3	
Semi-permanent Sheds for labourers	9,891 9 4	75 6 6	9,966 15 10	427 0 0	8 0 0	435 0 0	10,401 15 10	
" " " " sweepers	2,045 12 8	636 11 9	2,682 8 5	71 0 0	52 0 0	123 0 0	2,805 8 5	
Miscellaneous	389 10 0	589 4 11	978 14 11	28 0 0	48 0 0	76 0 0	1,054 14 11	
	27,92,716 9 9	5,09,101 14 5	33,01,818 8 2	1,72,483 10 11	81,458 0 0	2,53,941 10 11	35,55,760 3 1	
Scheme No. 54—"Kolbhatwadi Improvement Scheme."								
Land—								
Acquisition of properties	16,33,446 0 0	1,65,831 11 0	17,99,277 11 0	66,700 0 0	15,572 0 0	82,272 0 0	18,81,549 11 0	
Brokerage, law charges and sundries	12,756 6 11	3,125 5 8	15,881 12 7	.....	.....	.....	15,881 12 7	
	16,46,202 6 11	1,68,957 0 8	18,15,159 7 7	66,700 0 0	15,572 0 0	82,272 0 0	18,97,431 7 7	
Scheme No. 56.—"Dharavi Street."								
Land—								
Acquisition of properties	27,13,299 0 0	5,02,608 9 1	32,15,907 9 1	1,88,186 0 0	45,595 0 0	2,33,781 0 0	34,49,688 9 1	
Brokerage, law charges and sundries	12,733 1 7	741 3 3	13,474 4 10	.....	.....	.....	13,474 4 10	
Roads, etc.—								
Roads	.....	4 8 3	4 8 3	.....	.....	.....	4 8 3	
Filling in	9,36,732 15 10	2,78,833 12 4	12,15,566 12 2	19,975 0 0	22,703 0 0	42,678 0 0	12,58,244 12 2	
Miscellaneous	.....	232 12 0	232 12 0	.....	20 0 0	20 0 0	252 12 0	
	36,62,765 1 5	7,82,420 12 11	44,45,185 14 4	2,08,161 0 0	68,318 0 0	2,76,479 0 0	47,21,664 14 4	
Scheme No. 57.—"Sewri-Wadala."								
Land—								
Acquisition of properties	54,87,079 6 8	37,37,539 12 10	92,24,619 3 6	3,16,319 8 9	3,47,007 0 1	6,63,326 8 10	98,87,945 12 4	
Brokerage, law charges and sundries	26,260 14 6	46,484 9 9	72,745 8 3	.....	.....	.....	72,745 8 3	
Roads, etc.—								
Roads	.....	69,525 4 4	69,525 4 4	.....	5,657 0 0	5,657 0 0	75,182 4 4	
Filling in	7,97,256 11 3	4,94,764 6 10	12,92,021 2 1	56,873 0 0	40,284 0 0	97,157 0 0	13,89,178 2 1	
Miscellaneous	15,464 0 11	12,899 14 9	28,363 15 8	193 0 0	1,050 0 0	1,243 0 0	29,606 15 8	
Chawls—								
Chawls for clerks	7,304 11 8	.....	7,304 11 8	1,060 0 0	.....	1,060 0 0	8,364 11 8	
Semi-permanent sheds	1,14,231 15 1	4,253 1 7	1,18,485 0 8	5,455 0 0	342 0 0	5,797 0 0	1,24,282 0 8	
Temporary Bungalows	10,762 8 5	.....	10,762 8 5	801 0 0	.....	801 0 0	11,563 8 5	
	64,58,360 4 6	43,65,467 2 1	1,08,23,827 6 7	3,80,701 8 9	3,94,340 0 1	7,75,041 8 10	1,15,98,868 15 5	
Scheme No. 58.—"Worli Extension."								
Land—								
Acquisition of properties	27,33,096 0 0	76,273 8 0	28,09,369 8 0	1,30,473 0 0	9,432 0 0	1,39,905 0 0	29,49,274 8 0	
Brokerage, law charges and sundries	11,269 1 1	338 13 10	11,607 14 11	.....	.....	.....	11,607 14 11	
Roads, etc.—								
Filling in	707 0 5	*Cr. 83 3 9*	623 12 8	40 0 0	*Cr. 8 0 0*	32 0 0	655 12 8	
Roads	16,523 3 3	1,310 15 6	17,834 2 9	776 0 0	106 0 0	882 0 0	18,716 2 9	
	27,61,595 4 9	77,840 1 7	28,39,435 6 4	1,31,289 0 0	9,530 0 0	1,40,819 0 0	29,80,254 6 4	
Scheme No. 59.—"Sewri-Koliwada."								
Land—								
Acquisition of properties	.....	16,523 0 0	16,523 0 0	.....	1,343 0 0	1,343 0 0	17,866 0 0	
Brokerage, law charges and sundries	1,206 12 0	.....	1,206 12 0	.....	.....	.....	1,206 12 0	
	1,206 12 0	16,523 0 0	17,729 12 0	.....	1,343 0 0	1,343 0 0	19,072 12 0	
Carried over ...	10,22,23,384 14 3	1,34,75,532 10 3	11,56,98,917 8 6	95,30,790 6 2	12,26,377 1 9	1,07,57,167 7 11	12,64,56,085 0 5	

Works.	Expenditure on works.			Proportionate cost of management and establishment.			Grand total to end of 1922-23.
	To end of March 1922.	During 1922-23.	Total to end of 1922-23.	To end of March 1922.	During 1922-23.	Total to end of 1922-23.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...	10,22,23,384 14 8	1,34,75,532 10 3	11,56,98,917 8 6	95,30,790 6 2	12,26,377 1 9	1,07,57,167 7 11	12,64,56,085 0 5
Scheme No. 60.—"Naigaum-Street."							
Land—							
Acquisition of properties	48,47,668 0 0	85,333 4 0	49,33,501 4 0	2,73,043 0 0	25,080 0 0	2,98,123 0 0	52,31,624 4 0
Brokerage, law charges and sundries	18,179 15 10	486 0 10	18,666 0 8	.....	.....	.....	18,666 0 8
Roads, etc.—							
Filling in	6,699 4 5	52,082 14 0	58,782 2 5	402 0 0	4,241 0 0	4,643 0 0	63,425 2 5
Roads	26,021 12 8	4,16,737 7 4	4,42,759 4 0	1,867 0 0	33,924 0 0	35,791 0 0	4,78,550 4 0
Miscellaneous	.....	489 0 0	489 0 0	.....	41 0 0	41 0 0	530 0 0
	48,98,569 0 11	5,55,628 10 2	54,54,197 11 1	2,75,312 0 0	63,286 0 0	3,38,598 0 0	57,92,795 11 1
Scheme No. 61.—"Fergusson-Road."							
Land—							
Acquisition of properties	3,93,117 0 0	65,312 0 0	4,58,429 0 0	17,116 0 0	51,169 0 0	68,285 0 0	5,26,714 0 0
Brokerage, law charges and sundries	2,301 1 6	345 2 8	2,646 4 2	.....	.....	.....	2,646 4 2
Filling in	6,81,441 0 0	34 6 11	6,81,475 6 11	50,735 0 0	.....	50,735 0 0	7,32,210 6 11
	10,76,859 1 6	65,691 9 7	11,42,550 11 1	67,851 0 0	51,169 0 0	1,19,020 0 0	12,61,570 11 1
Scheme No. 62.—"Love-Lane."							
Land—							
Acquisition of properties	3,80,119 0 0	.....	3,80,119 0 0	28,309 0 0	.....	28,309 0 0	4,08,428 0 0
Brokerage, law charges and sundries	1,361 2 0	.....	1,361 2 0	.....	.....	.....	1,361 2 0
Roads, etc.—							
Filling in	.....	95 7 0	95 7 0	.....	8 0 0	8 0 0	103 7 0
Chawls—							
Love Lane Chawls	1,15,402 9 7	3,335 15 9	1,18,738 9 4	8,056 0 0	270 0 0	8,326 0 0	1,27,064 9 4
	4,96,882 11 7	3,431 6 9	5,00,314 2 4	36,365 0 0	278 0 0	36,643 0 0	5,36,957 2 4
Chaupati Reclamation	1,500 0 0	.....	1,500 0 0	383 0 0	.....	383 0 0	1,883 0 0
POLICE ACCOMMODATION SCHEMES.							
First Nagpada Estate—Scheme No. 14—							
Construction	69,201 1 7	.....	69,201 1 7	10,209 0 5	.....	10,209 0 5	79,410 2 0
Sundries	4,228 10 0	.....	4,228 10 0	811 0 0	.....	811 0 0	5,039 10 0
	73,429 11 7	.....	73,429 11 7	11,020 0 5	.....	11,020 0 5	84,449 12 0
Wodehouse Road Estate—Scheme No. 16—							
Land—							
Acquisition of properties	76,302 0 0	.....	76,302 0 0	4,706 0 11	.....	4,706 0 11	81,008 0 11
Works—							
Construction	2,02,131 8 1	.....	2,02,131 8 1	33,558 6 10	.....	33,558 6 10	2,35 689 14 11
Sundries	5,145 15 3	.....	5,145 15 3	823 0 0	.....	823 0 0	5,968 15 3
	2,83,579 7 4	.....	2,83,579 7 4	39,087 7 9	.....	39,087 7 9	3,22,666 15 1

Duncan Road—Scheme No.17—								
Land—								
Acquisition of properties	39,281 12 4	.....	39,281 12 4	5,609 12 4	.....	5,609 12 4	44,891 8 8	
Works—								
Construction	10,986 13 11	.....	10,986 13 11	1,715 7 7	.....	1,715 7 7	12,702 5 6	
Sundries	1,129 12 11	.....	1,129 12 11	256 15 5	.....	256 15 5	1,386 12 4	
	51,398 7 2	.....	51,398 7 2	7,582 3 4	.....	7,582 3 4	58,980 10 6	
Shepherd Road—Scheme No. 18—								
Land—								
Acquisition of properties	15,173 4 3	.....	15,173 4 3	851 5 3	.....	851 5 3	16,024 9 6	
Works—								
Construction	14,866 14 4	.....	14,866 14 4	3,087 15 6	.....	3,087 15 6	17,954 13 10	
Sundries	1,913 2 4	.....	1,913 2 4	331 0 0	.....	331 0 0	2,244 2 4	
	31,953 4 11	.....	31,953 4 11	4,270 4 9	.....	4,270 4 9	36,223 9 8	
Agripada Estate—Scheme No. 19—								
Land—								
Acquisition of properties	44,876 0 0	.....	44,876 0 0	3,424 0 0	.....	3,424 0 0	48,300 0 0	
Works—								
Construction	1,00,831 13 3	.....	1,00,831 13 3	18,484 6 5	.....	18,484 6 5	1,19,316 3 8	
Sundries	9,311 7 0	.....	9,311 7 0	2,192 0 0	.....	2,192 0 0	11,503 7 0	
	1,55,019 4 3	.....	1,55,019 4 3	24,100 6 5	.....	24,100 6 5	1,79,119 10 8	
Connaught Road Estate—Scheme No. 23—								
Land—								
Acquisition of properties	13,409 0 0	.....	13,409 0 0	1,027 0 0	.....	1,027 0 0	14,436 0 0	
Works—								
Construction	54,917 13 8	.....	54,917 13 8	9,410 6 4	.....	9,410 6 4	64,328 4 0	
Sundries	621 15 4	.....	621 15 4	109 6 7	.....	109 6 7	731 5 11	
	68,948 13 0	.....	68,948 13 0	10,546 12 11	.....	10,546 12 11	79,495 9 11	
Princess Street Estate—Scheme No. 24—								
Land—								
Acquisition of properties	1,51,413 0 0	.....	1,51,413 0 0	.....	.....	.....	1,51,413 0 0	
Works—								
Construction	92,747 5 11	.....	92,747 5 11	19,429 1 3	.....	19,429 1 3	1,12,176 7 2	
Sundries	2,009 2 6	.....	2,009 2 6	354 13 2	.....	354 13 2	2,363 15 8	
	2,46,169 8 5	.....	2,46,169 8 5	19,783 14 5	.....	19,783 14 5	2,65,953 6 10	
Gamdevi Estate—Scheme No. 25—								
Land—								
Acquisition of properties	44,850 0 0	.....	44,850 0 0	2,014 0 0	.....	2,014 0 0	46,864 0 0	
Sundries	591 3 8	.....	591 3 8	32 13 5	.....	32 13 5	624 1 1	
Works—								
Construction	76,161 9 0	.....	76,161 9 0	5,757 0 0	.....	5,757 0 0	81,918 9 0	
	1,21,602 12 8	...	1,21,602 12 8	7,803 13 5	.....	7,803 13 5	1,29,406 10 1	
Carried over ...	10,97,29,297 1 7	1,41,00,284 4 9	12,38,29,581 6 4	1,00,34,896 5 7	13,41,110 1 9	1,13,76,006 7 4	13,52,05,587 13 8	

Works.	Expenditure on works.			Proportionate cost of management and establishment.			Grand total to end of 1922-23.
	To end of March 1922.	During 1922-23.	Total to end of 1922-23.	To end of March 1922.	During 1922-23.	Total to end of 1922-23.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...	10,97,29,297 1 7	1,41,00,284 4 9	12,38,29,581 6 4	1,00,34,896 5 7	13,41,110 1 9	1,13,76,006 7 4	13,52,05,587 13 8
Lamington Road—Scheme No. 34—							
Land—							
Acquisition of properties	1 0 0	.....	1 0 0	.....	.....	.....	1 0 0
Brokerage, law charges and sundries	482 10 0	.....	482 10 0	51 0 0	.....	51 0 0	533 10 0
Works—							
Construction	3,74,780 3 8	14,900 0 0	3,89,680 3 8	25,887 0 0	1,214 0 0	27,101 0 0	4,16,781 3 8
	3,75,263 13 8	14,900 0 0	3,90,163 13 8	25,938 0 0	1,214 0 0	27,152 0 0	4,17,315 13 8
Sandhurst Road West—Scheme No. 35—							
Land—							
Acquisition of properties	.....	47,559 0 0	47,559 0 0	.....	.....	.....	47,559 0 0
Brokerage, law charges and sundries	537 13 8	.....	537 13 8	43 8 2	.....	43 8 2	581 5 10
Works—							
Construction	82,500 12 0	10,896 10 3	93,397 6 3	3,263 0 0	887 0 0	4,150 0 0	97,547 6 3
	83,038 9 8	58,455 10 3	1,41,494 3 11	3,306 8 2	887 0 0	4,193 8 2	1,45,687 12 1
Sandhurst Road East—Scheme No. 39—							
Land—							
Acquisition of properties	.....	2,73,410 0 0	2,73,410 0 0	8,868 0 0	*Cr. 8,868 0 0*	.....	2,73,410 0 0
Brokerage, law charges and sundries	215 10 0	.....	215 10 0	.....	.....	.....	215 10 0
Works—							
Construction	4,31,000 0 0	30,224 10 1	4,61,224 10 1	21,602 0 0	2,467 0 0	24,069 0 0	4,85,293 10 1
	4,31,215 10 0	3,03,634 10 1	7,34,850 4 1	30,470 0 0	*Cr. 6,401 0 0*	24,069 0 0	7,58,919 4 1
Byculla—Scheme No. 40—							
Land—							
Acquisition of properties	1 0 0	.....	1 0 0	.....	.....	.....	1 0 0
Brokerage, law charges and sundries	316 6 0	.....	316 6 0	.....	.....	.....	316 6 0
Works—							
Construction	6,24,600 0 0	75,000 0 0	6,99,600 0 0	29,405 0 0	6,106 0 0	35,511 0 0	7,35,111 0 0
	6,24,917 6 0	75,000 0 0	6,99,917 6 0	29,405 0 0	6,106 0 0	35,511 0 0	7,35,428 6 0

Maharbaudi—Scheme No. 44—							
Land—							
Acquisition of properties	1 0 0	.....	1 0 0	.....	.....	.....	1 0 0
Brokerage, law charges and sundries	200 0 0	.....	200 0 0	.....	.....	.....	200 0 0
Works—							
Construction	2,31,500 0 0	25,990 13 4	2,57,490 13 4	10,984 0 0	2,117 0 0	13,101 0 0	2,70,591 13 4
	2,31,701 0 0	25,990 13 4	2,57,691 13 4	10,984 0 0	2,117 0 0	13,101 0 0	2,70,792 13 4
Paltan Road—Scheme No. 45—							
Land—							
Acquisition of properties	1 0 0	.....	1 0 0	.....	.....	.....	1 0 0
Brokerage, law charges and sundries	202 6 0	.....	202 6 0	.....	.....	.....	202 6 0
Works—							
Construction	5,02,000 0 0	37,323 7 6	5,39,323 7 6	28,932 0 0	3,037 0 0	31,969 0 0	5,71,292 7 6
	5,02,203 6 0	37,323 7 6	5,39,526 13 6	28,932 0 0	3,037 0 0	31,969 0 0	5,71,495 13 6
Naigaum—Scheme No. 46—							
Land—							
Brokerage, law charges and sundries	.....	138 0 0	138 0 0	.....	.....	.....	138 0 0
Mahim—Scheme No. 48—							
Land—							
Brokerage, law charges and sundries	382 4 0	.....	382 4 0	.....	.....	.....	382 4 0
Works—							
Construction	4,11,500 0 0	2,900 0 0	4,14,400 0 0	21,160 0 0	237 0 0	21,397 0 0	4,35,797 0 0
	4,11,882 4 0	2,900 0 0	4,14,782 4 0	21,160 0 0	237 0 0	21,397 0 0	4,36,179 4 0
Chinchbunder Road—Scheme No. 55—							
Land—							
Acquisition of properties	.....	1,81,628 0 0	1,81,628 0 0	.....	.....	.....	1,81,628 0 0
Brokerage, law charges and sundries	397 6 0	.....	397 6 0	.....	.....	.....	397 6 0
Works—							
Construction	1,85,500 0 0	52,011 11 11	2,37,511 11 11	8,885 0 0	4,234 0 0	13,119 0 0	2,50,630 11 11
	1,85,897 6 0	2,33,639 11 11	4,19,537 1 11	8,885 0 0	4,234 0 0	13,119 0 0	4,32,656 1 11
Mazagaon—Scheme No. 55A—							
Land—							
Brokerage, law charges and sundries	337 4 0	.....	337 4 0	.....	.....	.....	337 4 0
Works—							
Construction	3,49,200 0 0	45,800 0 0	3,95,000 0 0	16,233 0 0	3,730 0 0	19,963 0 0	4,14,963 0 0
	3,49,537 4 0	45,800 0 0	3,95,337 4 0	16,233 0 0	3,730 0 0	19,963 0 0	4,15,300 4 0
King's Circle (Matunga)—Scheme No. 63—							
Land—							
Acquisition of properties	.....	79,800 0 0	79,800 0 0	.....	.....	.....	79,800 0 0
Brokerage, law charges and sundries	256 8 0	146 8 0	403 0 0	.....	.....	.....	403 0 0
Works—							
Construction	.....	3,00,000 0 0	3,00,000 0 0	.....	24,424 0 0	24,424 0 0	3,24,424 0 0
	256 8 0	3,79,946 8 0	3,80,203 0 0	.....	24,424 0 0	24,424 0 0	4,04,627 0 0
DeLisle Road—Scheme No. 64—							
Land—							
Brokerage, law charges and sundries	445 10 0	.....	445 10 0	.....	.....	.....	445 10 0
MILL COMPANY'S CHAWL SCHEMES.							
Scheme No. 42—Spring Mills—							
Land—							
Acquisition of properties	76,076 0 0	.....	76,076 0 0	5,703 0 0	.....	5,703 0 0	81,779 0 0
Brokerage, law charges and sundries	685 12 0	.....	685 12 0	.....	.....	.....	685 12 0
Works—							
Construction	4,09,506 12 4	.....	4,09,506 12 4	30,196 0 0	.....	30,196 0 0	4,39,702 12 4
Filling in	*Cr. 2,952 7 10*	.....	*Cr. 2,952 7 10*	*Cr. 225 0 0*	.....	*Cr. 225 0 0*	*Cr. 3,177 7 10*
	4,83,316 0 6	.....	4,83,316 0 6	35,674 0 0	.....	35,674 0 0	5,18,990 0 6
Scheme No. 51—Century Mills—							
Land—							
Acquisition of properties	1,15,759 8 0	.....	1,15,759 8 0	7,015 0 0	58 0 0	7,073 0 0	1,22,832 8 0
Brokerage, law charges and sundries	1,449 1 2	*Cr. 7 8 0*	1,441 9 2	.....	.....	.....	1,441 9 2
	1,17,208 9 2	*Cr. 7 8 0*	1,17,201 1 2	7,015 0 0	58 0 0	7,073 0 0	1,24,274 1 2
Carried over	11,35,26,180 8 7	1,52,78,005 9 10	12,88,04,186 2 5	1,02,52,898 13 9	13,80,753 1 9	1,16,33,651 15 6	14,04,37,838 1 11

Works.	Expenditure on works.			Proportionate cost of management and establishment.			Grand total to end of 1922-23.
	To end of March 1922.	During 1922-23.	Total to end of 1922-23.	To end of March 1922.	During 1922-23.	Total to end of 1922-23.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...	11,35,26,180 8 7	1,52,78,005 9 10	12,88,04,186 2 5	1,02,52,898 13 9	13,80,753 1 9	1,16,33,651 15 6	14,04,37,838 1 11
Spring Mills Chawl Extension Scheme	75 0 0	.....	75 0 0	.....	.....	.....	75 0 0
Scheme No. 65 —David Mills—							
Land—							
Acquisition	1,89,965 0 0	42,649 0 0	2,32,614 0 0	23,319 0 0	3,468 0 0	26,787 0 0	2,59,401 0 0
Brokerage, law charges and sundries	1,313 7 4	.....	1,313 7 4	.....	.....	.....	1,313 7 4
SURVEYS OF THE ISLAND OF BOMBAY.	1,91,278 7 4	42,649 0 0	2,33,927 7 4	23,319 0 0	3,468 0 0	26,787 0 0	2,60,714 7 4
Survey of the North of the Island of Bombay	87,763 12 0	*Cr. 27 8 0*	87,736 4 0	18,409 5 11	.....	18,409 5 11	1,06,145 9 11
ADMINISTRATIVE OFFICES, ETC.							
Construction	3,04,879 11 1	.....	3,04,879 11 1	12,218 0 0	.....	12,218 0 0	3,17,097 11 1
Additional storey	3,574 0 0	.....	3,574 0 0	891 0 0	.....	891 0 0	4,465 0 0
	3,08,453 11 1	.....	3,08,453 11 1	13,109 0 0	.....	13,109 0 0	3,21,562 11 1
Store-yard at Agripada—							
Construction	4,258 13 8	.....	4,258 13 8	777 7 10	.....	777 7 10	5,036 5 6
Central stores at the back of Frere Fletcher School—							
Construction	12,896 6 2	.....	12,896 6 2	2,759 15 6	.....	2,759 15 6	15,656 5 8
Engineer's Office at Matunga	1,28,575 2 11	3,123 11 4	1,31,698 14 3	6,240 0 0	253 0 0	6,493 0 0	1,38,191 14 3
Workshop extension	23,559 2 11	.....	23,559 2 11	914 0 0	.....	914 0 0	24,473 2 11
Erection and Installation of workshop for Motor Lorries ...	73,238 0 5	8,805 13 7	82,043 14 0	5,446 0 0	717 0 0	6,163 0 0	88,206 14 0
	96,797 3 4	8,805 13 7	1,05,603 0 11	6,360 0 0	717 0 0	7,077 0 0	1,12,680 0 11
Grand Total ...	11,43,56,279 1 1	1,53,32,556 10 9	12,96,88,835 11 10	1,03,23,873 11 0	13,85,191 1 9	1,17,09,064 12 9	14,13,97,900 8 7

C. P. GORWALLA,
Ag. Secretary & Chief Accountant.
Secretary's Office, Bombay, 10th December 1923.

E. G. TURNER,
Chairman.

Examined and found correct.
F. L. SILVA,
Assistant Examiner of Local Fund Accounts, } *Auditor.*
Bombay, 11th December 1923.

APPENDIX—IV.

GENERAL ACCOUNT.

Revenue.

Budget estimate for the year 1922-1923.	Statement of receipts.		Actual receipts for the half-year ending March 1923.	
Rs.	RENTS AND OTHER PROCEEDS OF PROPERTIES.		Rs. a. p.	Rs. a. p.
	1—*Schedule C.*			
41,458	The Flats		49,280 1 9	
10	,, Kennedy Sea Face		10 0 0	
12	,, Cooperage Plot		676 1 1	
35,533	,, Marine Lines Estate		36,312 4 4	
36,159	,, Wellington Lines Plot		36,160 6 8	
34,611	,, Wodehouse Road Plot		35,313 8 8	
77,721	,, Hornby Road Plot		77,740 7 11	
12,870	,, Plot south of Crawford Market		12,870 9 0	
11,699	,, Plot north of Municipal Offices		11,699 7 0	
58,423	,, Chowpatty Estate (west)		57,143 0 10	
	,, ,, ,, (east)		3,496 0 0	
6,000	,, Parel Estate		11,725 4 10	
3,14,496	2—*Schedule D.*			3,32,427 4 1
4,103	The Connaught Road Estate		4,195 11 5	
1,16,960	,, Agripada Estate (west)		79,601 15 1	
	,, ,, ,, (central)		992 0 0	
	,, ,, ,, (east)		37,460 11 3	
200	,, Lands at Matunga		*Dr.* *22 14 3*	
1,21,263	3—*Schedule E.*			1,22,227 7 6
1,05,983	Colaba Reclamation (Scheme 7)		.....	1,07,170 10 0
	4—*Schedule F.*			
204	Lands leased by Government		.....	204 4 4
	5—*Other lands and buildings vesting in the Board.*			
	Schemes.			
35,805	Scheme No. 1 (First Nagpada)		35,534 15 6	
4,10,414	,, 2 (Princess Street)		4,10,590 10 5	
4,94,422	,, 3 (Sandhurst Road)		5,31,756 3 7	
88,322	,, 4 (Gamdevi)		86,582 10 5	
99,228	,, 5 (Dadar-Matunga)		89,737 15 8	
26,000	,, 6 (Sion-Matunga)		30,074 13 4	
73,430	,, 8 (Mandvi-Koliwada)		72,067 0 0	
1,752	,, 13 (Souter Street extension, eastwards) ...		1,752 0 0	
42,636	,, 27 (Mathew Road)		43,500 10 0	
2,75,764	,, 29 (Nowrojee Hill)		3,20,994 3 4	
400	,, 30 (Souter Street extension, westwards) ...		158 4 0	
1,69,594	,, 31 (Parel)		1,62,486 0 11	
1,09,104	,, 32 (East Agripada)		1,02,704 14 7	
3,597	,, 33 (Bhatwadi)		3,556 0 0	
612	,, 36 (Lamington Road)		613 0 0	
7,23,000	,, 37 (Sydenham Road)		6,54,218 2 9	
20,565	,, 41 (Undria Street)		21,303 0 0	
90,000	,, 43 (Parel central)		93,805 1 9	
2,06,000	,, 47 (Do. northern)		2,24,237 15 8	
636	,, 49 (Napean Sea Road Reclamation) ...		636 0 0	
12,000	,, 50 (Mazagaon)		7,774 3 0	
60,000	,, 52 (Worli)		56,676 13 5	
2,400	,, 53 (Foras Road)		1,925 12 10	
95,000	,, 54 (Kolbhatwadi)		69,952 9 6	
20,000	,, 56 (Dharavi)		35,814 10 11	
75,000	,, 57 (Wadala)		1,06,294 9 10	
25,000	,, 58 (Worli extension)		26,439 4 3	
1,09,984	,, 60 (Naigaum)		1,17,561 9 3	
500	,, 61 (Fergusson Road)		.....	
32,71,165	*Chawls.*			33,08,699 2 11
	(*a*) Permanent.			
		Rs. a. p.		
14,670	Scheme No. 1, Agripada, 4 blocks ...	15,283 0 0		
43,800	,, 1, ,, 12 ,, ...	44,14 6 0		
7,590	,, 1, Nagpada, 2 ,, ...	7,796 10 0		
45,000	,, 2, Chandanwadi ...	46,206 11 0		
4,180	,, 2, Princess Street ...	4,936 4 0		
48,250	,, 3, Imamwada ...	48,742 6 0		
20,900	,, 3, Additional chawls at Agripada (6 blocks) .	21,029 9 0		
1,84,390	Total carried over ...	1,88,135 14 0	.....	.....
38,13,111		.....	.....	38,70,728 12 10

Budget estimate for the year 1922-1923.	Statement of receipts.			Actual receipts for the year ending March 1923.		
Rs. 38,13,111	Brought forward ...			Rs. a. p.	Rs. 38,70,728	a. p. 12 10
	RENTS AND OTHER PROCEEDS OF PROPERTIES—*continued.*					
	Chawls—continued.					
	(*a*) Permanent—*continued.*					
		Rs.	a. p.			
1,84,390	Brought forward ...	1,88,135	14 0			
7,590	Scheme No. 3, Chawls at Nagpada (1 block) ...	7,796	0 0			
	,, 5, Staff Quarters ...	1,706	4 3			
690	,, 6, Workmen's cottages ...	2,082	7 10			
	,, 6, Staff Quarters ...	3,722	6 10			
	,, 6, Ground floor cottages...	581	1 1			
42,000	,, 8, Mandvi-Koliwada ...	42,174	1 0			
44,000	,, 29, Nowrojee Hill ...	44,852	13 0			
20,460	,, 31, Soparibag	20,672	7 0			
26,880	,, 32, Mahars Chawls ...	27,651	13 0			
20,240	,, 32, Kalapani ...	25,316	3 0			
14,650	,, 32, Trusts Peons ...	16,917	13 7			
12,500	,, 50, Mazagaon ...	31,169	12 0			
1,00,600	,, 53, Foras Road ...	51,666	13 2	4,64,445	13 9	
4,74,300	(*b*) Semi-permanent.					
360	Scheme No. 1, Nagpada and Agripada	307	10 0			
150	,, 2, Chandanwadi ...	132	12 0			
150	,, 3, Imamwada ...	108	8 0			
9,020	,, 3, Chowpati ...	8,558	11 0			
60	,, 5, Dadar-Matunga ...	39	5 0			
2,380	,, 6, Sion-Matunga ...	2,909	4 0			
9,540	,, 8, Paltan Road ...	4,948	4 4			
17,520	,, 29, Nowrojee Hill ...	16,619	13 6			
9,480	,, 31, Soparibag ...	7,565	3 0			
19,760	,, 32, East Agripada ...	17,011	2 0			
960	,, 37, Sydenham Road	1,205	14 0			
4,800	,, 50, Mazagaon ...	1,530	0 0			
660	,, 53, Foras Road ...	585	8 0	61,521	14 10	
74,840	Total Chawls ...				5,25,967	12 7
5,49,140	*Mill companies' chawls.*					
39,409	Scheme No. 42 (Spring Mills)			.....	39,537	14 5
	Police Schemes.					
8,094	Scheme No. 14 (Nagpada)			8,094	0 0	
15,747	,, 16 (Wodehouse Road)			15,747	0 0	
2,910	,, 17 (Duncan Road)			2,910	0 0	
1,781	,, 18 (Shepherd Road)			1,781	0 0	
9,414	,, 19 (Agripada)			9,414	0 0	
4,219	,, 23 (Connaught Road)			4,219	0 0	
13,145	,, 24 (Princess Street)			13,145	0 0	
6,678	,, 25 (Gamdevi)			6,678	0 0	
1,00,000	Schemes in progress			.....		
1,61,988	Total, revenue from estates ...				61,988	0 0
	6.—*Receipts from Municipality, etc.*				44,98,222	7 10
		Rs.	a. p.			
	Refund of municipal taxes—					
	Schedule C, Parel Estate ...	220	0 8			
	Chowpati West Estate ...	335	3 0			
	Other Schedule C lands ...	9	0 2	564	3 10	
	,, D, West Agripada ...	152	15 7			
	Other Schedule D lands	.....		152	15 7	
	Schemes.					
	Scheme No. 2 (Princess Street) ...	615	8 1			
	,, 3 (Sandhurst Road) ...	725	9 3			
	,, 4 (Gamdevi) ...	165	5 7			
	,, 5 (Dadar-Matunga) ...	681	0 4			
	,, 6 (Sion-Matunga) ...	1,088	4 11			
	,, 8 (Mandvi-Koliwada) ...	107	6 3			
	,, 27 (Mathew Road) ...	.....				
	,, 29 (Nowrojee Hill) ...	1,685	8 4			
	,, 30 (Souter Street extension, westwards) ...	23	5 0			
45,63,648	Carried over ...	5,091	15 9	717	3 5	44,98,222	7 10

Budget estimate for the year 1922-1923.	Statement of receipts.			Actual receipts for the year ending March 1923.	
Rs.				Rs. a. p.	Rs. a. p.
45,63,648	Brought forward ...			717 3 5	44,98,222 7 10
	6.—Receipts from Municipality, etc.—continued.				
	Schemes—continued.				
			Rs. a. p.		
	Brought forward...		5,091 15 9		
	Refund of municipal taxes—				
	Scheme No. 31 (Parel) ...		1,086 14 1		
	,, 32 (East Agripada) ...		1,486 7 10		
	,, 37 (Sydenham Road) ...		3,123 3 7		
	,, 41 (Undria Street) ...		300 10 10		
	,, 43 (Parel central) ...		517 2 9		
	,, 47 (Parel northern) ...		588 15 7		
	,, 50 (Mazagaon) ...		.....		
	,, 52 (Worli) ...		760 6 5		
	,, 53 (Foras Road) ...		175 3 6		
	,, 54 (Kolbhatwadi) ...		125 0 10		
	,, 56 (Dharavi) ...		904 2 7		
17,352	,, 57 (Sewri Wadala) ...		1,757 15 1		
	,, 58 (Worli extension) ...		329 1 9		
	,, 60 (Naigaum) ...		2,552 10 1		
				18,799 14 8	
	Chawls temporary.				
	Scheme No. 8 (Paltan Road huts) ...		208 15 10		
	,, 29 (Nowrojee Hill) ...		6 7 4		
				215 7 2	19,732 9 3
	Total land revenue ...				45,17,955 1 1
45,81,000					
17,95,000	Contribution from municipal funds under section 72 of Act.			.....	17,85,007 2 8
	7.—Miscellaneous.				
6,00,000	Interest on investments ...		...	4,95,401 2 1	
.....	Unclaimed deposits ...		...	424 1 0	
.....	Profit on sales of securities ...		...	5,625 0 0	
.....	Miscellaneous ...		...	999 11 2	
6,00,000	Total ...			.....	5,02,449 14 3
69,76,000	Grand Total ...			.....	68,05,412 1 7

C. P. GORWALLA,
Ag. Secretary & Chief Accountant.

E. G. TURNER,
Chairman.

Secretary's Office, Bombay, 10th December 1923.

Examined and found correct.

F. L. SILVA,
Assistant Examiner of Local Fund Accounts, } *Auditor.*

Bombay, 11th December 1923.

APPENDIX V.

GENERAL ACCOUNT.

Expenditure.

Budget estimate for the year 1922-23.	Statement of charges.	Actual expenditure for the year ending March 1923.	
Rs.	MAINTENANCE OF PROPERTIES.	Rs. a. p.	Rs. a. p.
	1—*Schedule C.*		
9,080	The Flats	12,682 5 6	
576	,, Cooperage Plot	511 14 0	
2,506	,, Marine Lines Estate	1,937 1 7	
2,500	,, Wellington Lines Plot	2,593 15 8	
20	,, Chaupati Estate (West)	.....	
1,280	,, Parel Estate	590 9 1	
.....*	*Proportionate cost of management and establishment under sections 75 and 77 of Act.*	12,018 0 0	
15,962			30,333 13 10
	2—*Schedule D.*		
500	The Agripada Estate West	726 8 8	
	,, ,, ,, Central	.....	
	,, ,, ,, East	.....	
	Other lands	1 15 0	
.....*	*Proportionate cost of management and establishment under sections 75 and 77 of Act.*	3,296 0 0	
500			4,024 7 8
	3—*Schedule E.*		
2,100	Colaba Reclamation (Scheme No. 7)	625 5 0	
.....*	*Proportionate cost of management and establishment under sections 75 and 77 of Act.*	2,908 0 0	
2,100			3,533 5 0
	4—*Schedule F.*		
.....*	*Proportionate cost of management and establishment under sections 75 and 77 of Act*	.....	6 0 0
	5—*Other lands and buildings vesting in the Board.*		
	(*a*) *Schemes.*		
20	The Scheme No. 1 (First Nagpada)	23 0 3	
215	,, ,, 2 (Princess Street)	*Cr. 579 15 0*	
8,450	,, ,, 3 (Sandhurst Road)	5,933 0 11	
280	,, ,, 4 (Gámdevi Estate)	556 12 0	
1,900	,, ,, 5 (Dadar-Matunga)	1,836 3 0	
4,500	,, ,, 6 (Sion-Matunga)	2,769 13 0	
195	,, ,, 8 (Mandvi-Koliwada)	85 15 9	
.....	,, ,, 13 (Souter Street extension) ...	*Cr. 17 12 1*	
20	,, ,, 27 (Mathew Road)	39 10 8	
37,060	,, ,, 29 (Nowrojee Hill)	32,694 5 7	
8,351	,, ,, 31 (Parel)	11,666 3 1	
12,000	,, ,, 32 (East Agripada)	15,435 12 4	
20	,, ,, 33 (Bhatwadi)	.....	
47,500	,, ,, 37 (Sydenham Road)	54,458 12 0	
4,325	,, ,, 41 (Undria Street)	4,695 4 10	
7,530	,, ,, 43 (Parel central)	8,886 15 2	
36,240	,, ,, 47 (Parel northern)	37,455 5 7	
2,825	,, ,, 50 (Mazagaon)	2,652 15 8	
9,940	,, ,, 52 (Worli)	8,058 6 9	
250	,, ,, 53 (Foras Road)	194 3 7	
7,610	,, ,, 54 (Kolbhatwadi)	7,948 7 0	
6,600	,, ,, 56 (Dharavi)	6,518 11 3	
13,980	,, ,, 57 (Sewri Wadala)	12,723 10 8	
4,040	,, ,, 58 (Worli extension)	2,157 2 3	
1,500	,, ,, 59 (Sewri Koliwada)	.....	
10,180	,, ,, 60 (Naigaum)	18,565 9 5	
500	,, ,, 61 (Fergusson Road)	.....	
.....	,, ,, 62 (Love Lane)	.....	
2,26,031	Carried over total (*a*) ...	2,29,758 9 8	
18,562	Carried over ...	.....	37,897 10 6

* *Vide* footnote on next page.

Budget estimate for the year 1922-1923.	Statement of charges.			Actual expenditure for the year ending March 1923.	
Rs.				Rs. a. p.	Rs. a. p.
18,562					
2,26,031		Brought forward ...		2,29,758 9 8	37,897 10 6
	MAINTENANCE OF PROPERTIES—*continued.*				
	5.—*Other lands and buildings vesting in the Board*—contd.				
	(*b*) *Chawls, permanent.*		Rs. a. p.		
7,802	Scheme No. 1 (Agripada, 4 blocks)		6,992 1 8		
15,893	,, ,, 1 (,, 12 ,,) ...		16,347 3 7		
2,225	,, ,, 1 (Nagpada, 2 ,,) ...		2,557 18 10		
14,800	,, ,, 2 (Chandanwadi) ...		13,829 9 6		
1,485	,, ,, 2 (Princess Street) ...		1,257 8 6		
9,570	,, ,, 3 (Imamwada) ...		12,264 1 9		
7,788	,, ,, 3 (Agripada, 6 blocks) ...		7,481 6 5		
2,120	,, ,, 3 (Nagpada, 1 block) ...		2,136 7 3		
.....	,, ,, 5 (Staff quarters) ...		28 0 0		
150	,, ,, 6 (Workmen's cottages)...		748 15 9		
.....	,, ,, 6 (Staff quarters) ...		308 15 3		
.....	,, ,, 6 Ground floor cottages ...		342 8 0		
4,330	,, ,, 8 (Mandvi-Koliwada) ...		3,151 9 11		
6,190	,, ,, 29 (Nowrojee Hill) ...		6,401 3 8		
5,625	,, ,, 31 (Suparibag Road) ...		5,582 10 7		
5,700	,, ,, 32 (Mahars' chawls) ...		4,874 7 0		
4,650	,, ,, 32 (Kalapani) ...		4,898 7 1		
2,100	,, ,, 32 Trust Peons ...		1,846 10 11		
4,000	,, ,, 50 Mazagaon chawls ...		1,710 11 9		
12 000	,, ,, 53 Foras Road chawls ...		4,969 12 4		
1,06,428		Total (*b*) ...		97,730 4 9	
	(*c*) *Chawls, semi-permanent.*				
5,400	Scheme No. 3 (Chaupati) ...		4,328 5 2		
820	,, ,, 6 (Sion-Matunga) ...		518 7 2		
4,388	,, ,, 8 (Palton Road) ...		2,211 6 0		
2,500	,, ,, 29 (Nowroji Hill) ...		1,897 1 4		
2,985	,, ,, 31 (Parel) ...		3,866 4 11		
8,150	,, ,, 32 (East Agripada) ...		6,094 7 9		
520	,, ,, 37 (Sydenham Road) ...		46 4 0		
.....	,, ,, 50 (Mazgaon) ...		154 12 0		
520	,, ,, 53 (Foras Road) ...		278 2 0		
25,288		Total (*c*) ...		19,395 2 4	
3,57,742		Total (*a*), (*b*) and (*c*) ...		3,46,884 0 9	
*2,35,000	*Proportionate cost of management and establishment relating to (a), (b) and (c).*			2,36,292 0 0	5,83,176 0 9
	6.—*Maintenance of streets.*				
560	Schedule C (Wodehouse Road)			428 10 0	
2,800	,, D (West Agripada *Estate*)			1,329 11 2	
5,000	,, D (East Agripada)			1,711 15 2	
2,600	Scheme No. 2 (Princess Street)			3,135 14 9	
3,300	,, 3 (Sandhurst Road)... ...			3,017 7 0	
5,050	,, 4 (Gamdevi)			3,676 12 2	
55,000	,, 5 (Dadar-Matunga)			60,842 14 4	
28,000	,, 6 (Sion-Matunga)			24,220 10 11	
1,700	,, 8 (Mandvi-Koliwada)			1,960 1 9	
540	,, 27 (Mathew Road)			562 10 11	
900	,, 29 (Nowrojee Hill)			831 8 0	
32,500	,, 31 (Parel)			38,905 18 10	
18,000	,, 32 (East Agripada)			17,053 6 6	
130	,, 33 (Bhatwadi)			148 5 8	
650	,, 36 (Lamington Road)			349 15 4	
1,200	,, 37 (Sydenham Road)...			1,580 11 2	
1,000	,, 43 (Parel Central)			1,420 6 9	
2,000	,, 47 (Parel Northern)			2,600 0 9	
.....	,, 53 (Foras Road)			2,328 12 1	1,66,105 12 3
1,60,930		Total expenditure on estates ...		.....	7,87,179 7 6
7,72,234	7.—*Municipal rates and taxes.*		Rs. a. p.		
	Schedule C—Parel Estate ...		1,419 12 0		
	Chowpati west ...		509 2 10		
	Other Schedule C Lands ...		2,821 12 11	4,750 11 9	
.....	,, D—West Agripada ...		515 2 11		
	Other Schedule D Lands ...		4 9 7	519 12 6	
	,, E—(Colaba Reclamation) ...		.....	16 14 8	
7,72,234		Carried over ...		5,287 6 11	7,87,179 7 6

* Distributed over items Nos. 1 to 5 shown in italics.

Budget estimate for the year 1922-23.	Statement of charges.			Actual expenditure for the year ending March 1923.	
Rs.				Rs. a. p.	Rs. a. p.
7,72,234	Brought forward ...			5,287 6 11	7,87,179 7 6
	MAINTENANCE OF PROPERTIES—*continued.*				
	Municipal rates and taxes—continued.				
	Schemes.		Rs. a. p.		
	Scheme No. 2 (Princess Street) ...		250 8 4		
	,, 3 (Sandhurst Road) ...		6,041 10 7		
	,, 4 (Gamdevi) ...		149 0 4		
	,, 5 (Dadar-Matunga) ...		2,301 0 3		
	,, 6 (Sion-Matunga) ...		4,024 14 2		
	,, 8 (Mandvi-Koliwada) ...		172 7 4		
	,, 27 (Mathew Road) ...		.....		
	,, 29 (Nowrojee Hill) ...		22,186 4 3		
	,, 30 (Souter Street extension, westwards) ...		40 9 7		
	,, 31 (Parel) ...		8,438 12 3		
	,, 32 (East Agripada) ...		10,985 13 9		
	,, 33 (Bhatwadi) ...		.....		
	,, 36 (Lamington Road) ...		0 1 10		
	,, 37 (Sydenham Road) ...		1,06,426 11 3		
	,, 41 (Undria Street) ...		3,339 8 1		
	,, 43 (Parel Central) ...		15,022 0 5		
	,, 47 (Parel Northern) ...		36,545 8 10		
	,, 50 (Mazagaon) ...		1,752 4 6		
	,, 52 (Worli) ...		9,569 0 0		
	,, 53 (Foras Road) ...		510 13 6		
	,, 54 (Kolbhatwadi) ...		14,687 6 5		
	,, 56 (Dharavi) ...		6,890 2 3		
	,, 57 (Sewri Wadala) ...		21,630 14 8		
	,, 58 (Worli extension) ...		3,013 9 4		
	,, 60 (Naigaum) ...		17,226 0 11		
	,, 61 (Fergusson Road) ...		1 7 6		
	,, 62 (Love Lane) ...		182 2 10		
				2,91,388 13 2	
	CHAWLS.				
	Permanent.				
3,72,750	Scheme No. 1 (Agripada, 4 blocks) ...		2,474 3 10		
	,, 1 (,, 12 ,,) ...		6,045 5 1		
	,, 1 (Nagpada, 2 ,,) ...		1,071 4 4		
	,, 2 (Chandanwadi) ...		6,357 15 8		
	,, 2 (Princess Street) ...		594 15 2		
	,, 3 (Imamwada) ...		6,779 13 8		
	,, 3 (Six additional blocks at Agripada) ...		2,459 10 3		
	,, 3 (One block at Nagpada) ...		1,070 5 10		
	,, 6 (Workmen's cottages) ...		98 8 10		
	,, 6 (Staff quarters) ...		193 14 1		
	,, 8 (Mandvi-Koliwada) ...		6,397 8 8		
	,, 29 (Nowrojee Hill) ...		6,750 10 10		
	,, 31 (Suparibag Road) ...		3,389 0 7		
	,, 32 (Mahars' chawls) ...		4,128 2 6		
	,, 32 (Peons' chawls) ...		2,276 11 0		
	,, 32 (Kalapani chawls) ...		3,815 2 2		
	,, 50 (Mazagaon) ...		4,967 14 10		
	,, 53 (Foras Road) ...		5,830 11 7		
				64,701 14 11	
	Semi-permanent.				
	Scheme No. 1 (Nagpada and Agripada) ...		41 15 6		
	,, 2 (Chandanwadi) ...		10 10 0		
	,, 3 (Chaupati) ...		1,428 7 3		
	,, 3 (Imamwada) ...		11 7 5		
	,, 5 (Dadar-Matunga) ...		.....		
	,, 6 (Sion-Matunga) ...		181 1 11		
	,, 8 (Palton Road) ...		581 11 0		
	,, 29 (Nowrojee Hill) ...		2,626 7 2		
	,, 31 (Suparibag Road) ...		1,632 0 5		
	,, 32 (East Agripada) ...		3,297 12 0		
	,, 37 (Sydenham Road) ...		330 5 7		
	,, 50 (Mazagaon chawls) ...		372 12 1		
	,, 53 (Foras Road chawls) ...		18 11 3		
				10,533 5 7	3,71,911 8 7
11,44,984	Total expenditure on estates—carried over ...			.....	11,59,091 0 1

Budget estimate for the year 1922-23.	Statement of charges.		Actual expenditure for the year ending March 1923.	
Rs. 11,44,984	Brought forward ...		Rs. a. p.	Rs. a. p. 11,59,091 0 1
	8.—*Interest and sinking fund charges.*			
60,61,734	Interest on debenture loans		59,46,977 9 11	
4,95,282	Sinking fund		4,60,128 4 2	
65,57,016	Total ...			64,07,105 14 1
	9.—*Miscellaneous.*			
.....	Unclaimed wages (revenue paid)		445 14 9	
.....	Maintenance of tools and plant	1,777 8 6	.....	
.....	Motor lorries (Suspense)	*Cr.* 28,194 4 7	.....	
11,000	Workshop "	*Cr.* 26,449 12 5	*Cr.* 54,866 8 6	
	Auditors' fees		.....	
11,000	Total ...			*Cr.* 54,420 6 9
77,13,000	Grand Total Rs. ...			75,11,776 4 5

C. P. GORWALLA,
Ag. Secretary & Chief Accountant.

E. G. TURNER,
Chairman.

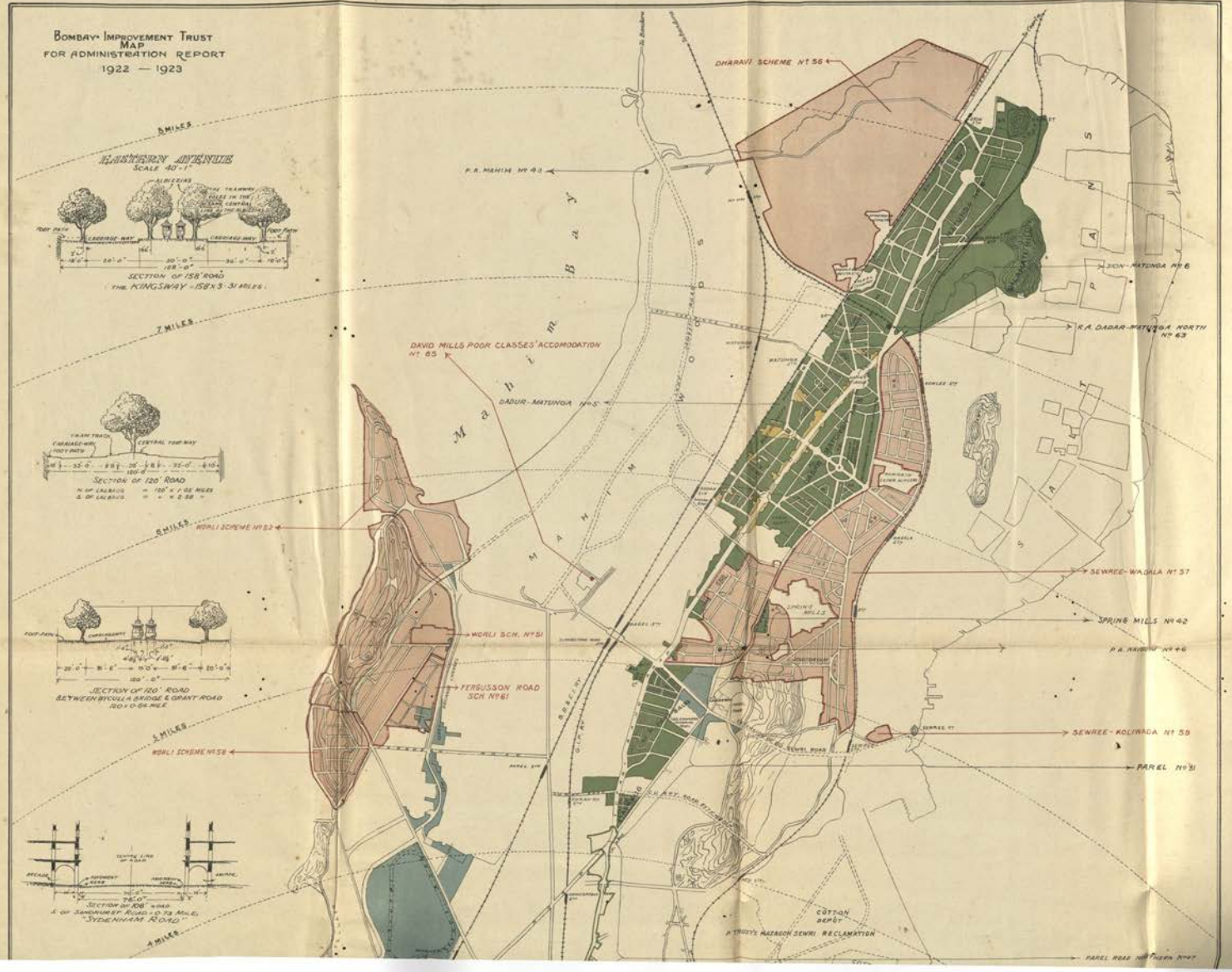
Secretary's Office, Bombay, 10th December 1923.

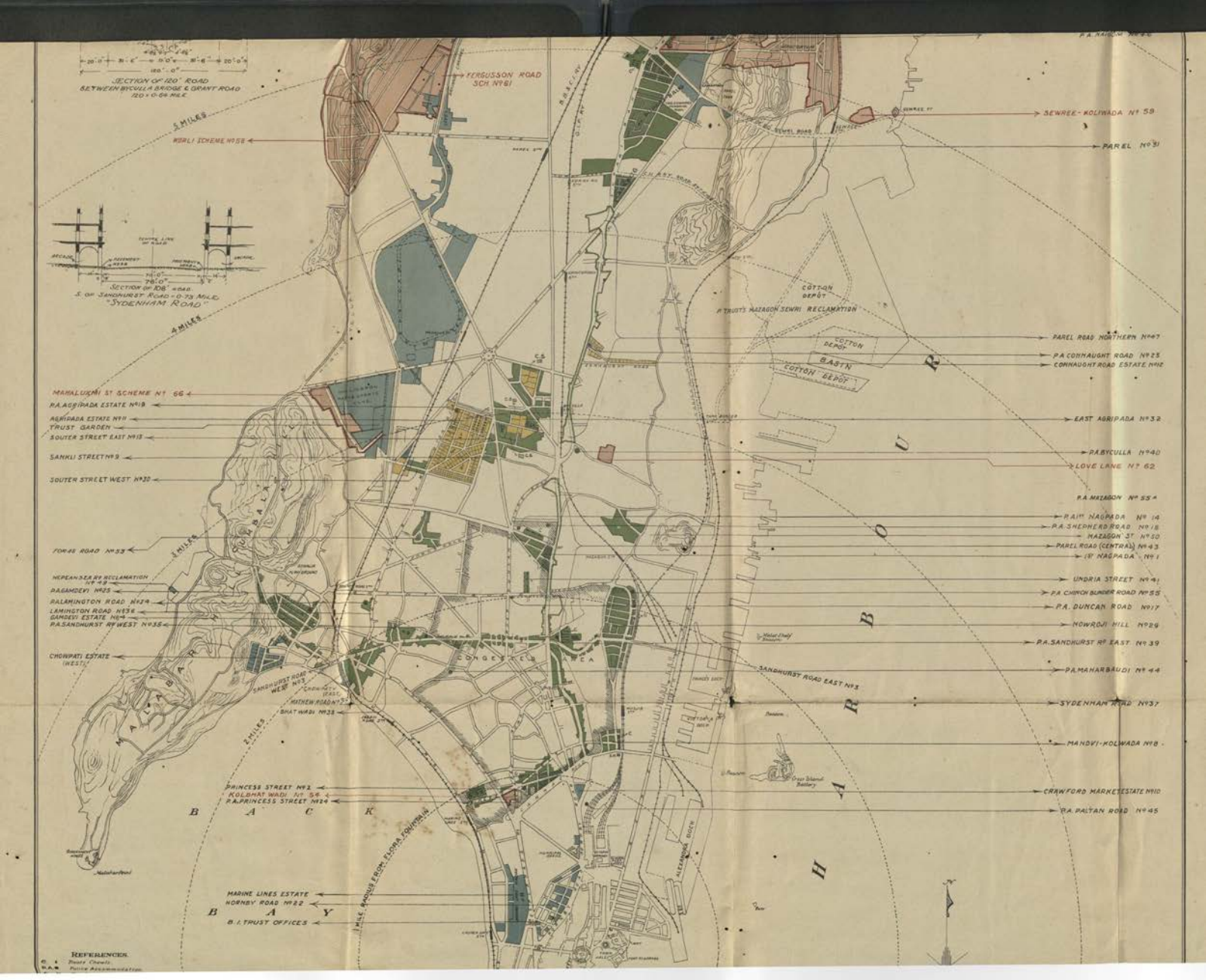
Examined and found correct.

F. L. SILVA,
Assistant Examiner of Local Fund Accounts. } *Auditor.*

Bombay, 11th December 1923.

BOMBAY IMPROVEMENT TRUST
MAP
FOR ADMINISTRATION REPORT
1922 — 1923




SECTION OF 120' ROAD
BETWEEN BYCULLA BRIDGE & GRANT ROAD
120 = 0·64 MILE
FERGUSSON ROAD
SCH Nº61
SEWREE-KOLIWADA Nº 59
PAREL Nº31
WORLI SCHEME Nº58
5 MILES
SECTION OF 108' ROAD
S. OF SANDHURST ROAD = 0·73 MILE
"SYDENHAM ROAD"
4 MILES
COTTON DEPOT
BASIN
P. TRUST'S MAZAGON SEWRI RECLAMATION
PAREL ROAD NORTHERN Nº47
P.A. CONNAUGHT ROAD Nº23
CONNAUGHT ROAD ESTATE Nº42
MAHALUXMI ST SCHEME Nº 66
P.A. AGRIPADA ESTATE Nº18
AGRIPADA ESTATE Nº11
TRUST GARDEN
SOUTER STREET EAST Nº13
SANKLI STREET Nº9
SOUTER STREET WEST Nº30
EAST AGRIPADA Nº32
P.A. BYCULLA Nº40
LOVE LANE Nº 62
P.A. MAZAGON Nº 55A
P.A.th NAGPADA Nº 14
P.A. SHEPHERD ROAD Nº 15
MAZAGON ST Nº 50
PAREL ROAD (CENTRAL) Nº 43
(S) NAGPADA Nº 1
UNDRIA STREET Nº 41
P.A. CHURCH GUNDER ROAD Nº 55
P.A. DUNCAN ROAD Nº17
MOWROJI HILL Nº29
P.A. SANDHURST Rd EAST Nº 39
P.A. MAHARBAUDI Nº 44
SANDHURST ROAD EAST Nº3
SYDENHAM ROAD Nº37
MANDVI-KOLWADA Nº8
CRAWFORD MARKET ESTATE Nº10
P.A. PALTAN ROAD Nº45
FORAS ROAD Nº53
HEPEAN SEA Rd RECLAMATION Nº 49
P.A. GAMDEVI Nº25
MALAMINGTON ROAD Nº24
LAMINGTON ROAD Nº35
GAMDEVI ESTATE Nº4
P.A. SANDHURST Rd WEST Nº36
CHOWPATI ESTATE (WEST)
SANDHURST ROAD WEST Nº3
MATHEW ROAD Nº1
BHAT WADI Nº33
PRINCESS STREET Nº2
KOLBHAT WADI Nº 54
P.A. PRINCESS STREET Nº24
MARINE LINES ESTATE
HORNBY ROAD Nº22
B. I. TRUST OFFICES
MILE RADIUS FROM FLORA FOUNTAIN
ALEXANDRA DOCK
MALABAR HILL
CONGESTED AREA
B A C K
B A Y
H A R B O U R
REFERENCES.

Map
OF THE
ISLAND OF BOMBAY

NOTE.
AREA OF ISLAND (a) IN TRUST'S ESTATES – 3147 ACRES
do. do. (b) OUTSIDE " " – 11428 "
TOTAL AREA OF ISLAND – 14 575 "

Scale 1600 Ft to an Inch.

J. F. Walton
M.I.C.E.
CHIEF ENGINEER.

WATT & CO. LITHO. BYCULLA BOMBAY 1933.

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